



WORKMAN
JUNIOR HIGH SCHOOL

ANNUAL GROWTH PROFILE

2016 Update

HOME

EXECUTIVE
SUMMARY

APPENDICES



POPULATION
AND HOUSING



CONSTRUCTION



TRANSPORTATION

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EXECUTIVE SUMMARY

ABOUT THE ANNUAL GROWTH PROFILE

As in previous years, the Annual Growth Profile is being produced and distributed in digital form. Digital distribution facilitates efficient and cost-effective sharing and use of the document as well as the many high-resolution images located herein.

The Annual Growth Profile is organized into sections defining six growth measures: Population and Housing, Construction, Zoning, Platting, Land Use, and Transportation. Informational graphics and maps have also been included in each of these sections so as to provide detailed locational information regarding growth and development trends throughout the City. A Planning Sector map has been included for reference in the Appendix.

POPULATION AND HOUSING

Changes and trends in the City's population and housing totals are detailed in this section. Historic tallies are provided to facilitate understanding of the City's demographic trends within today's development context. Current housing and population estimates, analysis of growth trends, and Planning Sector densities are also detailed.

CONSTRUCTION

In this section, investigation of building permit data yields detailed descriptions of new residential and non-residential construction trends for Planning Sectors and the City as a whole. Maps and graphics detail the location of new construction activity and relative numbers.

ZONING

Current zoning conditions as well as a calendar-year (2016) breakdown of zoning activities are included. Additionally, maps illustrating existing zoning and zoning activity are provided.

PLATTING

As platting activity is a gauge of future development activity, this section records the number and location of new lots through use of final, combination, minor, and vacated plats over a five year timeframe. Replatting, in existing areas is also included in the analysis to accurately define redevelopment activity. Plats filed in 2016 are indicated in section graphics.

LAND USE

Arlington's parcel land use is discussed in this section for the City as a whole as well as by Planning Sector.

TRANSPORTATION

Vehicular and air traffic is discussed in the Transportation section. Here vehicular traffic is assessed utilizing average daily traffic (ADT) measures by City road segment. Airport activity and current improvement projects are summarized.



SUMMARY OF FINDINGS

POPULATION AND HOUSING

As estimated by the City's Community Development and Planning Department, the 2016 total estimated population was 371,031 residents and 146,629 housing units. The population rose 0.4 percent from the 2015 estimate of 369,569 residents with the majority of this growth occurring in the northeastern and southwestern tips of the City.

CONSTRUCTION

There were a total of 11,066 building permits issued in 2016, up 98.3 percent from the 2015 total of 5,580. The total value of building permits increased dramatically in 2016 by 71.3 percent to a total value of \$910,804,106.

ZONING

Just over 63 percent of the land in Arlington was zoned for residential uses with low density residential comprising the majority of this share. During 2016, there were 66 requests for zoning changes or development plan approval and 6 requests for Specific Use Permits. These requests totaled 4,679.3 acres, a significant increase from the 2015 total of 525.6 acres. The number of total cases also increased from 35 to 72. Of the 72 total requests, 26 cases were approved.

PLATTING

Plats filed in 2016 created 1,056 lots, an increase of 40.9 percent over 2015. This increase in lots is largely due to the Viridian development in the north Sector (640 lots across all plats). Total platted acreage increased by 90.1 percent to approximately 827 acres in 2016 from 435 acres in 2015.

LAND USE

Arlington's developed areas remained dominated by residential uses which comprised 48.0 percent of all land use types within the City. Vacant-Developable land occupied the second largest land use in the City comprising 11.7 percent of Arlington's total land uses.

TRANSPORTATION

The most traveled road segments in 2016 (of those counted) were South Cooper Street between Pleasant Ridge Road and Arbrook Boulevard and South Cooper Street between Wimbledon Road and Oak Village Boulevard. The remaining top traveled segments were along Cooper Street, Pioneer Parkway and Matlock Road.

The number of operations (takeoffs and landings) at the airport saw a 5.8 percent annual increase in 2016. This rise in airport operations was partially due to a regional economic recovery as well as a new 4,900 ft. west parallel taxiway completed in 2012. The construction of the Center Street Bridge will also provide for better vehicle access, with the next phase extending the road beside the Airport to Green Oaks Blvd, making it more appealing to those who utilize the airport.



POPULATION & HOUSING

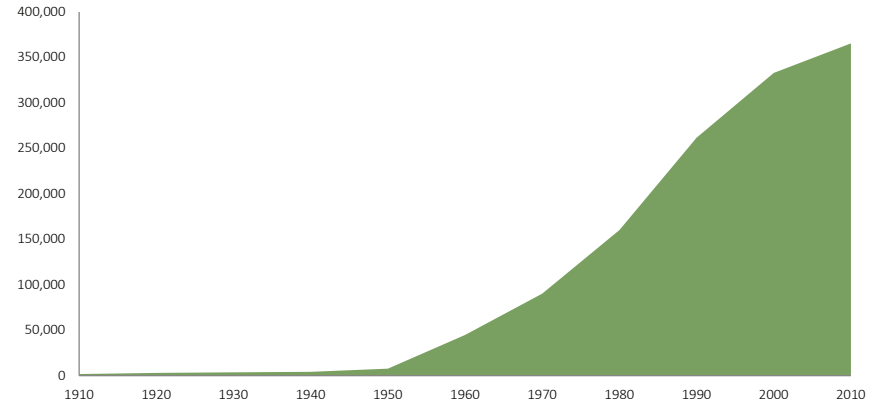


HISTORIC TRENDS

From the City's founding through the Great Depression and World War II, population growth was slow but steady. The surging post-war economy, as well as Arlington's location between the rapidly expanding cities of Dallas and Fort Worth, contributed to a dramatic population increase.

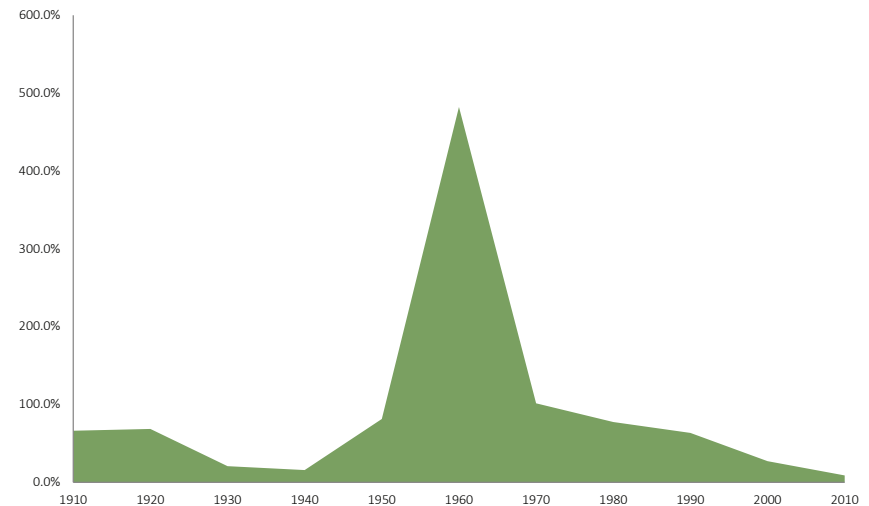
Following the War, the City's population grew six times larger between 1950 and 1960 from 7,692 to 44,775 people. During the decades that followed, several factors facilitated the continued growth of the City. The large-scale annexation of developable land (averaging nearly 15,000 acres per decade from 1950 to 1990), the opening of Interstate 20 and Dallas/Fort Worth International Airport in the mid-1970s, and a strong regional economy all contributed to a peak in population increase during the 1980s, when Arlington added 101,000 new residents. By 2010, the population was more than 47 times greater than it was in 1950.

POPULATION GROWTH BY DECENNIAL CENSUS, 1910-2010



Source: U.S. Census Bureau

POPULATION GROWTH RATE BY DECENNIAL CENSUS, 1910-2010



Source: U.S. Census Bureau

DECENNIAL POPULATION GROWTH, 1990-2010

Year	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
Population	1,794	3,031	3,661	4,240	7,692	44,775	90,229	160,113	261,721	332,969	365,438
Change	715	1,237	630	579	3,452	37,083	45,454	69,884	101,608	71,248	32,469
% Change	66.3%	68.6%	20.8%	15.8%	81.4%	482.1%	101.5%	77.5%	63.5%	27.2%	8.9%

Source: U.S. Census Bureau



During the decade from 2000 to 2010, the number of total housing units in Arlington grew by 9.5 percent – rising from 132,203 to 144,805 total units. This housing unit growth rate is smaller than the one experienced during the 1990s, which was 16.3 percent.

The geographic focus of residential development for the most recent decade was south of Interstate 20, with 65 percent (11,000+ units) of construction totals. Residential construction trends have favored single family development over multi-family development during the past several years. Between 2000 and 2010, the share of single family housing units in Arlington increased compared to multi-family totals. Year-end 2000 housing estimates indicated a housing mix of 62.5 percent single family and 37.5 percent multi-family housing units. By

2010, the housing distribution had shifted to 68.8 percent single family, 31.1 percent multi-family housing units, and 0.1 percent considered other units (boats, or RVs).

CURRENT CONDITIONS

In 2016, the City of Arlington added an estimated 1,462 residents and had a net increase of 594 housing units, representing a 0.4 percent gain in population and a negligible percent increase in housing units (146,034 units in 2015 and 146,628 units in 2016).

The City's population was estimated at 371,031 at the end of 2016, a gain of less than one percent. Population growth during 2016 was concentrated in the Central, North and Southwest Sectors of the City. Collectively, these areas

accounted for over 95 percent of total population growth (1,396 new residents) during the year, and witnessed population growth rates of 2.5, 1.3 and 0.5 percent respectively. The population increased in five of the six Planning Sectors while no Planning Sector experienced population decline (the East Sector experienced neither growth nor decline). The City's total population distribution remains consistent with 2015 as no Sector demonstrated any significant change in their share of the total population. The three Sectors experiencing the most population growth in 2016 (Central, North, and Southwest) accounted for 31.4 percent of the City's total population while the three most populated Sectors (East, Southeast and West) accounted for 68.6 percent of the City's total population.

SHARE OF CITYWIDE DECENNIAL GROWTH, 1990-2000

Year	Central	East	North	Southeast	Southwest	West	Citywide
1990	9,859	30,859	21,140	9,943	12,745	29,087	113,636
2000	10,263	32,470	23,146	18,020	16,666	31,638	132,203
2010	9,869	32,900	22,799	26,955	19,072	32,920	144,805

Source: U.S. Census Bureau





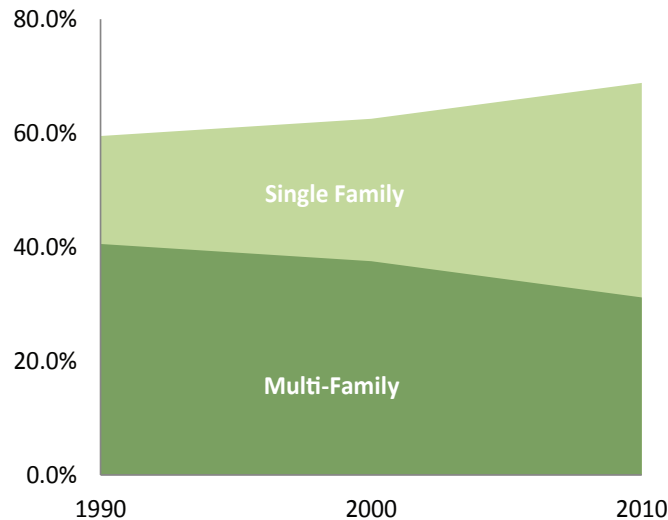
Single family and multi-family unit construction roughly matched each other in terms of city-wide growth in 2016, though the total single family housing stock remained more than double that of multi-family. At the end of 2016, single family homes comprised 69.5 percent (101,883 units) of the City's total housing stock while multi-family represented the remaining 30.5 percent (44,652 units). The number of single family housing units heavily outweighed the number of multi-family units in the Southeast, Southwest, and West Sectors in 2016. The housing mix was more evenly distributed

in the Central and East Sectors. In the East Sector, single family housing units represented 57.4 percent of the total housing stock, while the Central Sector saw a shift, with single family housing now representing a minority, 48.7 percent, of total housing units, down from 50.3 percent in 2015. The North Sector had the greatest share of multi-family units at 64.3 percent. It also had the largest number of multi-family units (14,895) in 2016. The second largest number of multi-family units was found in the East Sector (14,079). These two Sectors accounted for almost two-thirds of the City's

multi-family housing stock in 2016, while maintaining nearly 40 percent of the City's total housing stock.

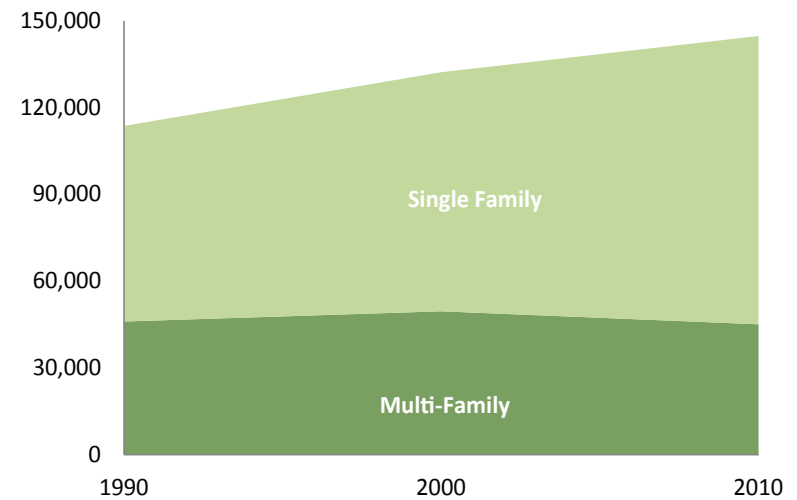
As Arlington's population and housing stock continue to grow, the impact on the City's density cannot be overlooked. As the city grows, the ratio of total population to residentially developed land will increase. That being said, in 2016, the average number of housing units per acre of residentially developed land remained unchanged from 2015 at approximately six units.

HOUSING MIX, 1990-2010



Source: City of Arlington, Community Development and Planning

TOTAL HOUSING UNITS, 1990-2010



Source: City of Arlington, Community Development and Planning

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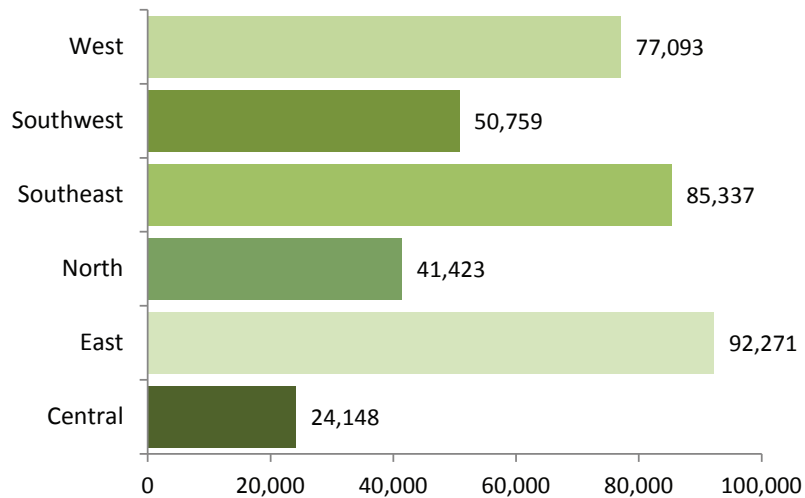
EXIT

ANNUAL POPULATION & HOUSING GROWTH, 2016

Sector	2015		2016		Total New Units	Total Demolished Units	Unit Change	Population Change	Percent Population Change
	Housing Units	Population	Housing Units	Population					
Central	9,602	23,548	9,893	24,148	304	13	291	600	2.5%
East	33,071	92,271	33,071	92,271	6	6	0	0	0.0%
North	22,990	40,900	23,174	41,423	184	0	184	523	1.3%
Southeast	27,659	85,331	27,661	85,337	3	1	2	6	0.01%
Southwest	19,717	50,486	19,813	50,759	106	10	96	273	0.5%
West	32,995	77,033	33,016	77,093	26	5	21	60	0.1%
Total	146,034	369,569	146,628	371,031	629	35	594	1,462	0.4%

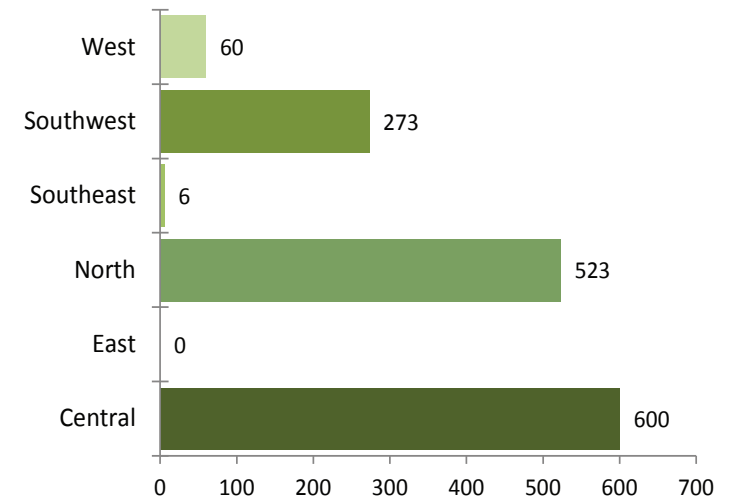
Source: City of Arlington, Community Development and Planning

POPULATION DISTRIBUTION BY PLANNING SECTOR, 2016



Source: City of Arlington, Community Development and Planning

DISTRIBUTION OF TOTAL POPULATION CHANGE BY PLANNING SECTOR, 2016



Source: City of Arlington, Community Development and Planning



HOUSING UNIT CHANGE BY PLANNING SECTOR & TYPE, 2016

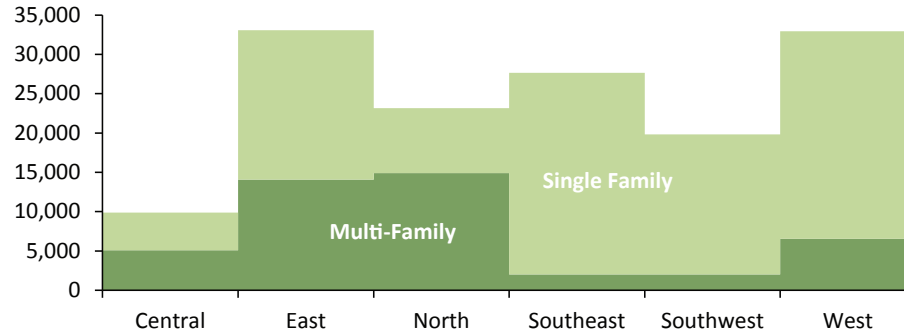
Sector	Total 2015 Unit Count			2016 Unit Change*			Total 2016 Unit Count		
	Single-Family	Multi-Family	Other**	Single-Family	Multi-Family	Other	Single-Family	Multi-Family	Other
Central	4,827	4,775	0	-13	304	0	4,814	5,079	0
East	18,992	14,079	0	0	0	0	18,992	14,079	0
North	8,069	14,895	26	184	0	0	8,253	14,895	26
Southeast	25,636	2,023	0	2	0	0	25,638	2,023	0
Southwest	17,696	2,021	0	96	0	0	17,792	2,021	0
West	26,373	6,555	67	21	0	0	26,394	6,555	67
Total	101,593	44,348	93	290	304	0	101,883	44,652	93

Source: City of Arlington, Community Development and Planning

*Housing unit change equals new housing units complete minus any units demolished.

**Other = Boats + RVs

HOUSING UNIT COUNTS BY PLANNING SECTOR & TYPE, 2016



Source: City of Arlington, Community Development and Planning

*Housing unit change equals new housing units complete minus any units demolished.

**Other includes Boats and RVs

RESIDENTIAL DENSITY BY PLANNING SECTOR, 2016

Sector	Housing Units	Residentially Developed Land (acres)	Residential Density 2016 (housing units per acre)
Central	9,893	1,135.9	8.7
East	33,071	4,046.4	8.2
North	23,174	2,635.6	8.8
Southeast	27,661	4,822.5	5.7
Southwest	19,813	5,069.6	3.9
West	33,016	6,605.0	5.0
Citywide	146,628	24,315.0	6.0

Source: City of Arlington, Community Development and Planning

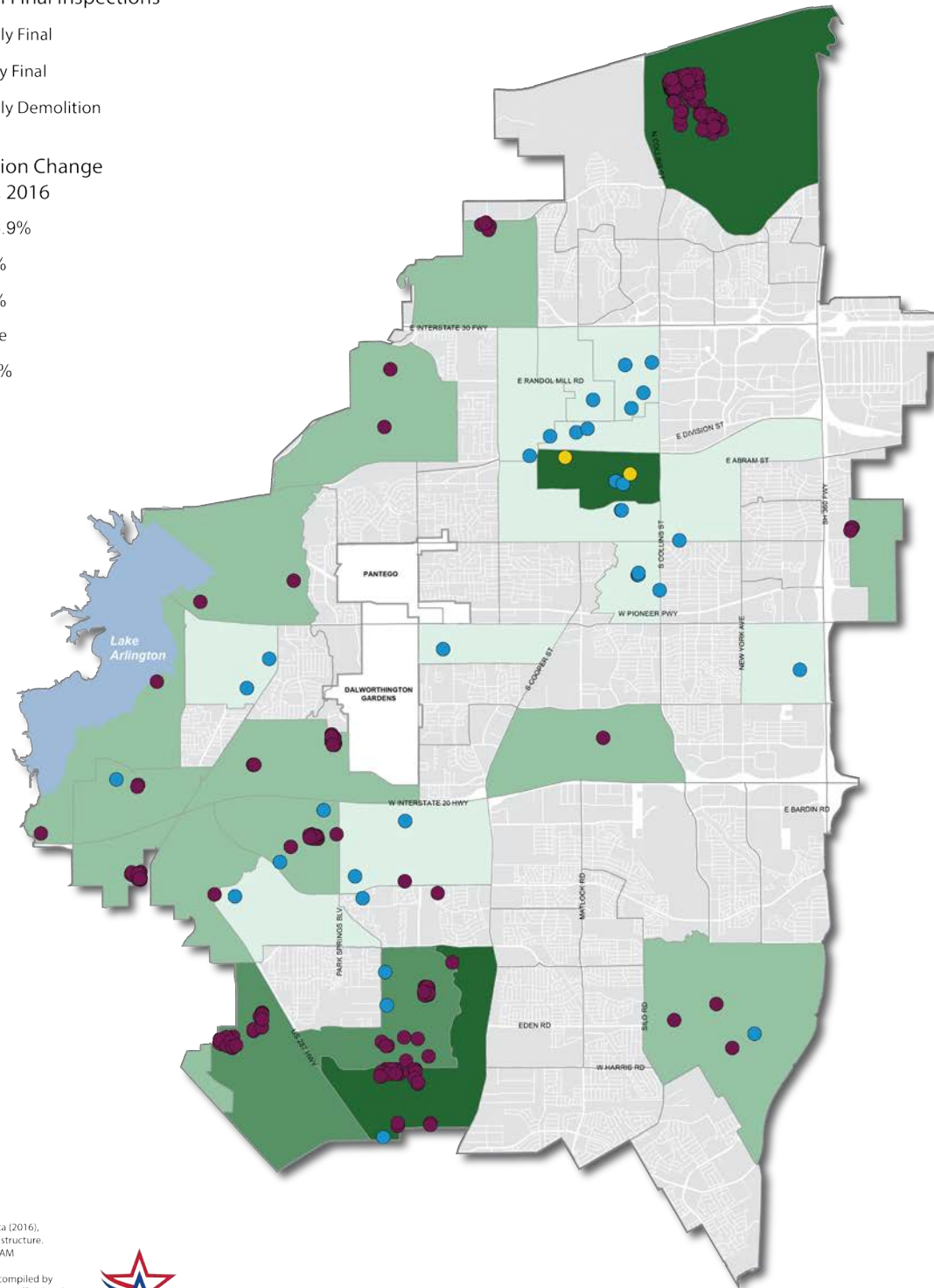
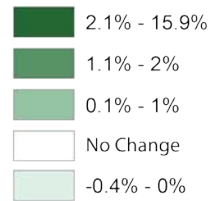




2016 Residential Final Inspections

- Single Family Final
- Multi-Family Final
- Single Family Demolition

Percent Population Change by Census Tract, 2016



Sources: Tarrant County TAD data (2016),
City of Arlington - CDP GIS data structure.
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Disclaimer: This data has been compiled by The City of Arlington using various official and unofficial sources. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied.



CONSTRUCTION

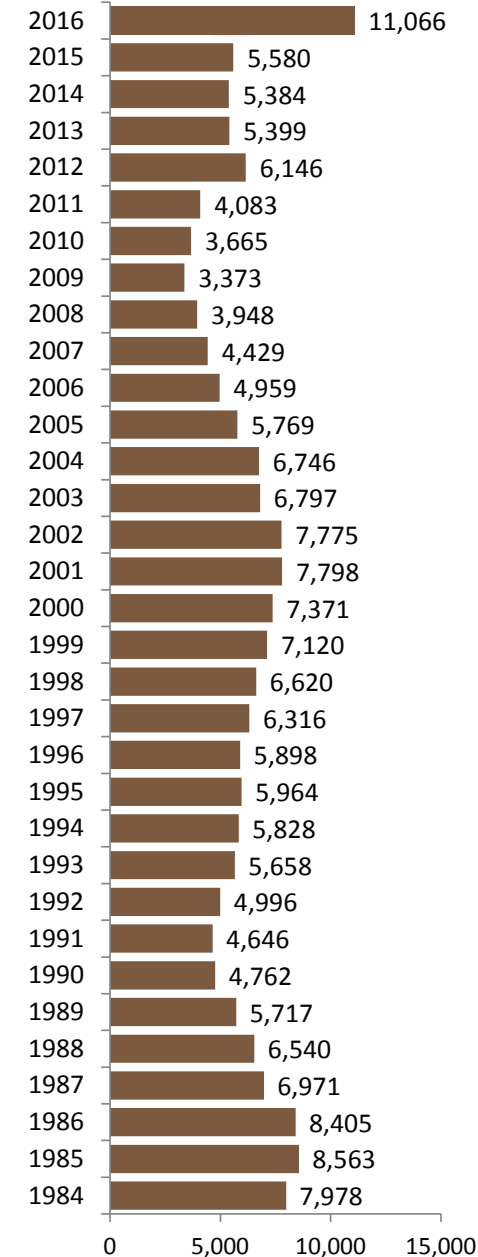


Over the past thirty years, the City of Arlington has experienced significant fluctuation in the total number of building permits issued, seemingly mirroring the economic health on regional, state and national levels. For example, the City experienced a significant increase in total building permits issued during the economic boom of the 1980s and then a decrease in the early nineties. Building permit totals began to recover in the mid-90s only to again dip to their lowest point in 2009 during the Great Recession of the latter decade. As the economy recovered, so too did the recovery for building permits which reached a seven year high (6,146 permits) in 2012.

Likewise, development activity within the City of Arlington throughout 2016 demonstrated continued growth, with the total number of issued permits nearly doubling from 5,580 in 2015 to 11,066 in 2016. The total value of issued permits increased 71.3 percent to \$910,804,106 in 2016.

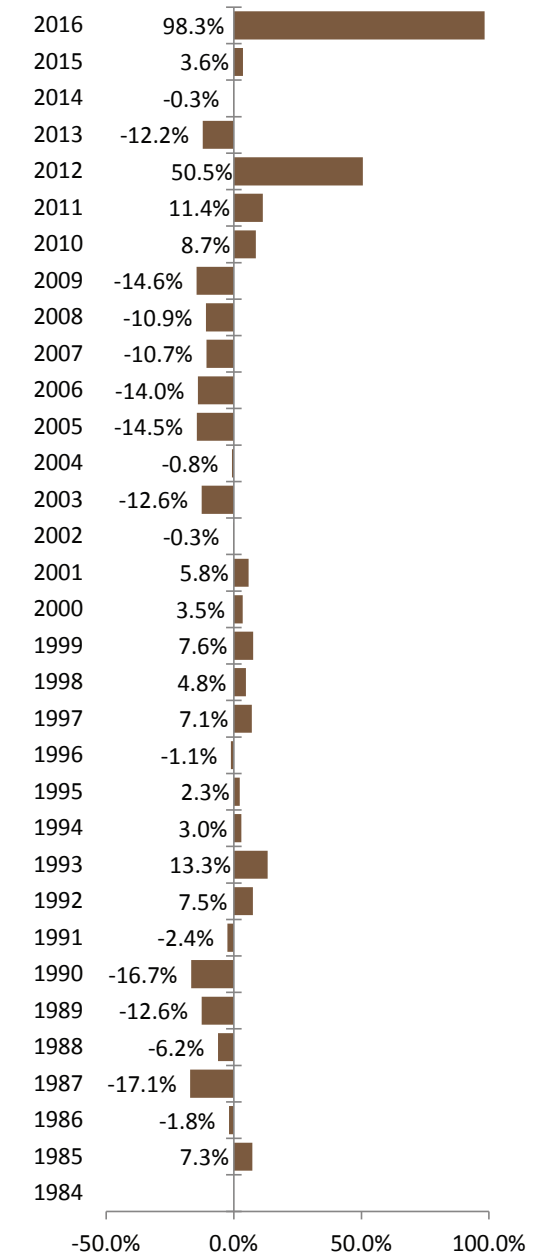
The substantial increase in total number of building permits was due, in part, by a large number of re-roofs in 2016. Following a number of substantial hail storms in the Spring of 2016, Arlington issued more than 4,600 re-roof permits for both residential and non-residential buildings. Beginning in 2016, re-roof permits were treated as their own subcategory of additions and remodels and were not accounted for separately in prior years.

TOTAL NUMBER OF ISSUED PERMITS BY YEAR, 1984-2016



Source: City of Arlington, Community Development and Planning

ANNUAL RATE OF CHANGE FOR TOTAL PERMITS ISSUED, 1984-2016



Source: City of Arlington, Community Development and Planning



TOTAL PERMITTING ACTIVITY

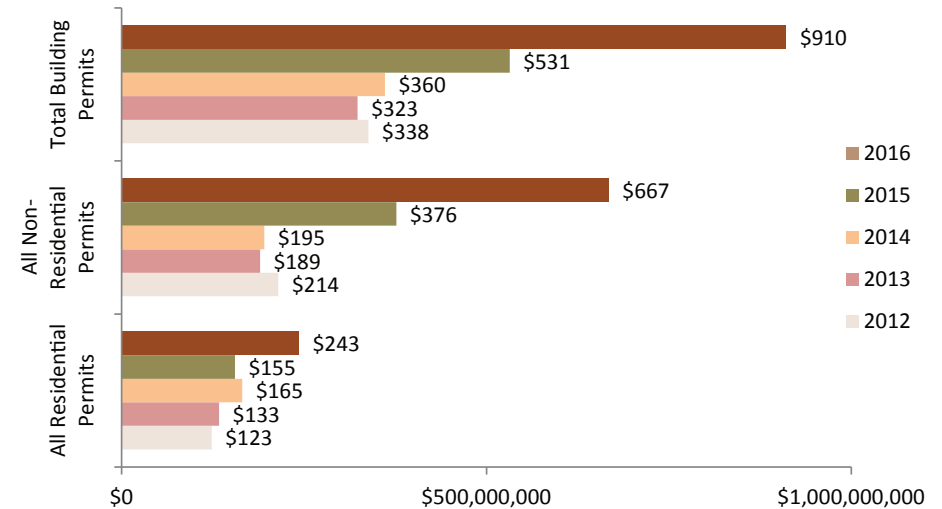
The total number of building permits issued in 2016 increased approximately 98.3 percent between 2015 (5,580 permits) and 2016 (11,066 permits). The total number of residential permits increased by 138.2 percent to 9,166 permits in 2016; while the number of non-residential permits increased by 9.7 percent to 1,900 permits.

The large increase in total residential permits represents a vast increase in the number of non-new construction permits such as remodels, additions, etc. For instance, the 4,624 re-roof permits represent 41.7 percent of the total number of issued permits in 2016. This increase was likely due to the number of substantial hail storms in 2016.

The total number of new construction permits, that is, new single family homes and multi-family units, decreased to 349 in 2016 from 374 in 2015 while the total value of these permits increased 0.5 percent to \$88,643,651. Residential permits represent 82.8 percent of the total number of building permits issued, though only 26.7 percent of the total value of all permits in 2016.

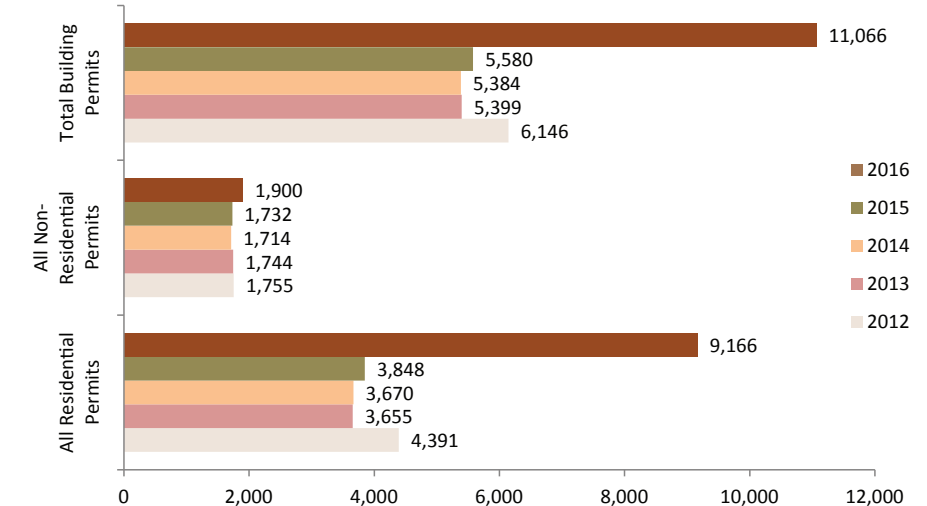


TOTAL VALUE OF PERMITS ISSUED BY CATEGORY, 2012-2016



Source: City of Arlington, Community Development and Planning

TOTAL PERMITS ISSUED BY CATEGORY, 2012-2016



Source: City of Arlington, Community Development and Planning

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The number of permits issued provides only a partial indicator of development health. Permit valuation indicates the potential economic impact of the new development. The total value of building permits in 2016 was in excess of \$910 million, representing an increase of 71.3 percent over 2015. Also, despite a decrease in residential new construction permits, the average permit value increased more than 27.0 percent to \$414,075 in 2016.

Single family new construction permits increased 0.5 percent in value from 2015 to 2016, with multi-family new construction permit value increasing 77.0 percent. The majority of total building permit value occurred in non-residential development, and in particular, non-residential non-new construction permits (e.g. remodels, additions, etc), which were valued at approximately \$384 million, a 177.8 percent increase from 2015 values. All non-residential new construction permits were valued at over \$284 million, an increase of 19.1 percent from 2015 values. High value projects included educational facilities, a new library additional storage, as well as several retail and warehouse structures.





RESIDENTIAL NEW-CONSTRUCTION

Residential new construction permits comprised approximately 3.3 percent of the total number of permits issued in 2016, decreasing from 6.7 percent in 2015. The total number of residential new construction permits decreased 4.0 percent over the previous year's total, from 376 to 361 total permits.

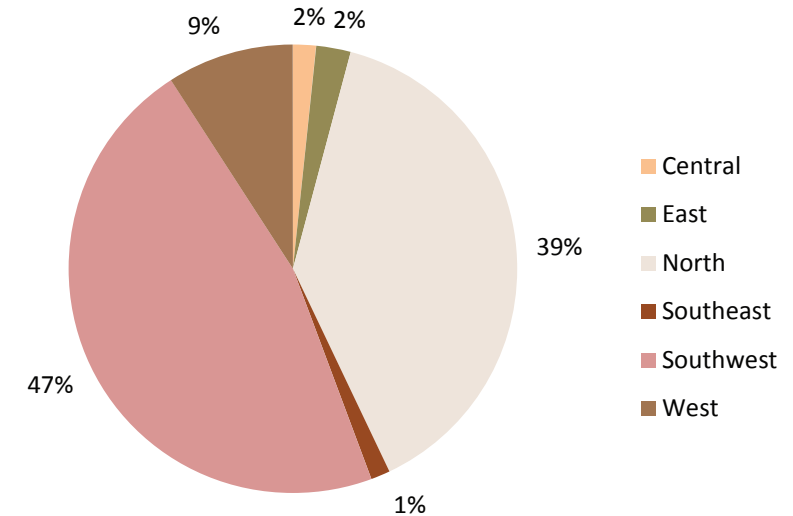
Residential building activity remained high for the North and Southwest Sectors of the City in 2016 where 86.3 percent (298 permits) of the single family new construction permits were located, totaling just under \$78 million in valuation. Along with single family new construction, the North Sector saw two multi-family new construction permits valued at \$36,835,000 total. The East Sector only saw seven single family new construction permits, and two multi-family new construction permits, totaling over \$24 million in value.

On average, the value of a single family residential new construction permit in 2016 was \$255,187, increasing 8.3 percent from 2015. Total multi-family new construction permit value increased 77.0% between 2015 and 2016 to nearly \$61 million. A significant portion of the total value of residential new construction permits came from both single and multi-family development in Viridian (North Sector), multi-family development in the East Sector and single family construction in the Southwest Sector.

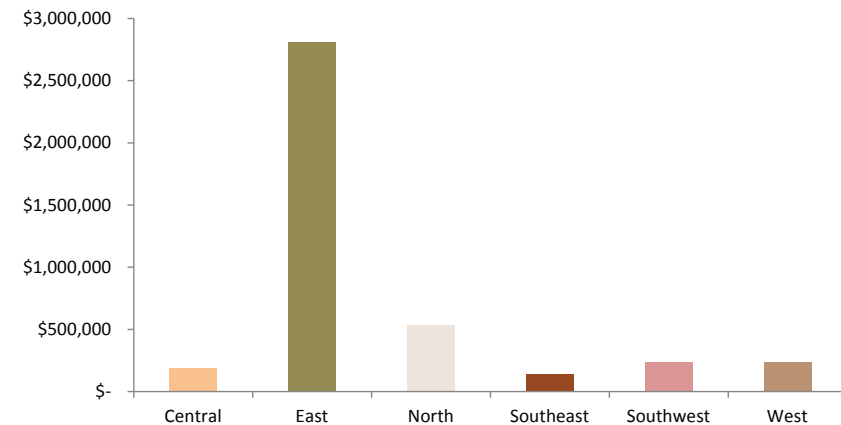
SHARE OF RESIDENTIAL NEW CONSTRUCTION PERMITS
BY PLANNING SECTOR, 2016

Sector	Number	Total Value	Average Value
Central	6	\$1,152,300	\$192,050
East	9	\$25,254,920	\$2,806,102
North	140	\$74,584,084	\$532,743
Southeast	5	\$725,000	\$145,000
Southwest	168	\$40,006,988	\$238,137
West	33	\$7,757,867	\$235,087
Total	361	\$149,481,159	\$414,075

Source: City of Arlington, Community Development and Planning

SHARE OF RESIDENTIAL NEW CONSTRUCTION
PERMITS BY PLANNING SECTOR, 2016

Source: City of Arlington, Community Development and Planning

AVERAGE VALUE OF RESIDENTIAL NEW-CONSTRUCTION
PERMITS BY PLANNING SECTOR, 2016

Source: City of Arlington, Community Development and Planning

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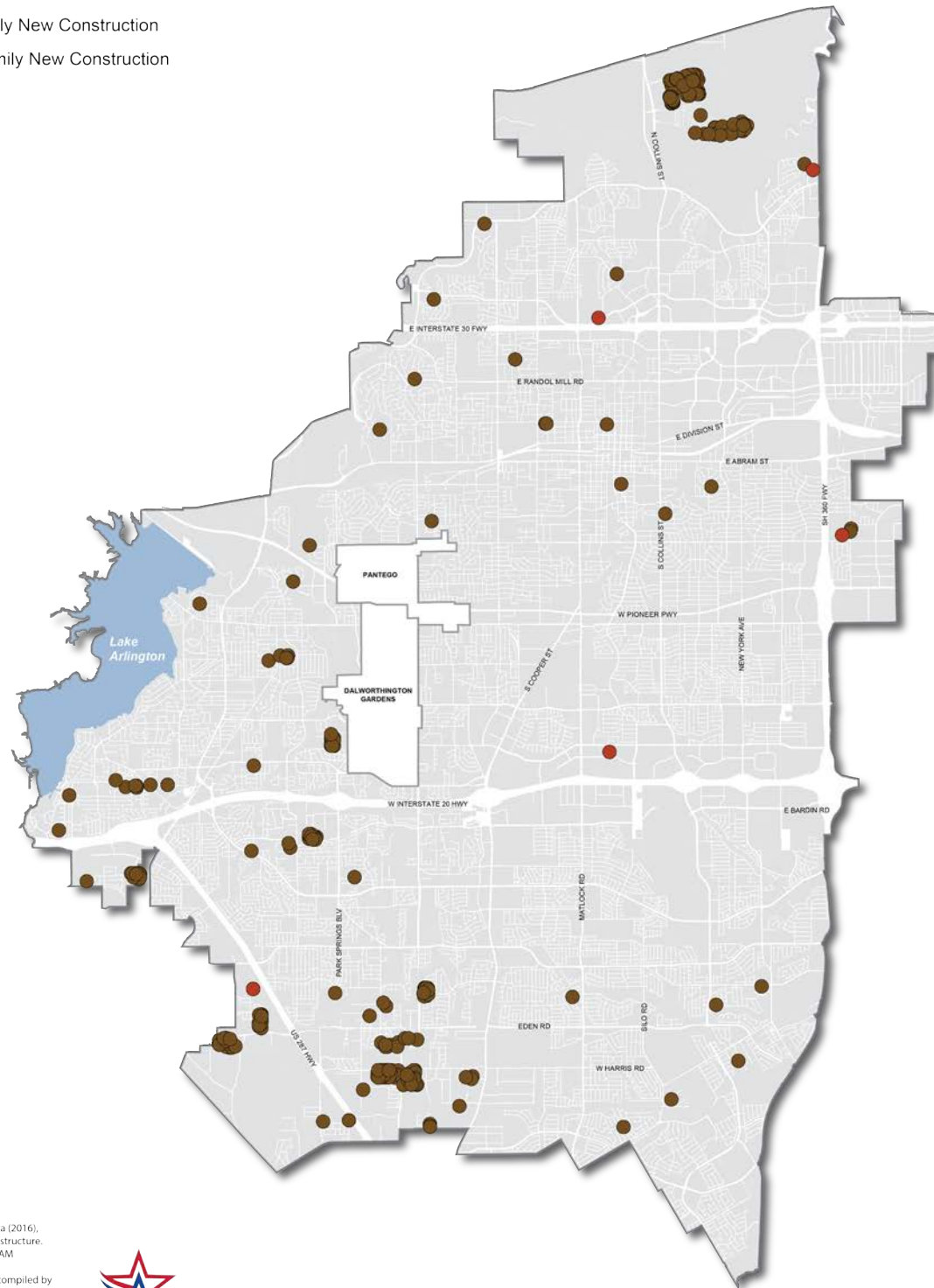


TRANSPORTATION

EXIT

Permit Type

- Multi-Family New Construction
- Single Family New Construction



Sources: Tarrant County TAD data (2016),
City of Arlington - CDP GIS data structure.
Current to: 3/14/2017 11:14:00 AM

Disclaimer: This data has been compiled by
The City of Arlington using various official and
unofficial sources. Although every effort was
made to ensure the accuracy of this data, no
such guarantee is given or implied.



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NON-RESIDENTIAL NEW-CONSTRUCTION

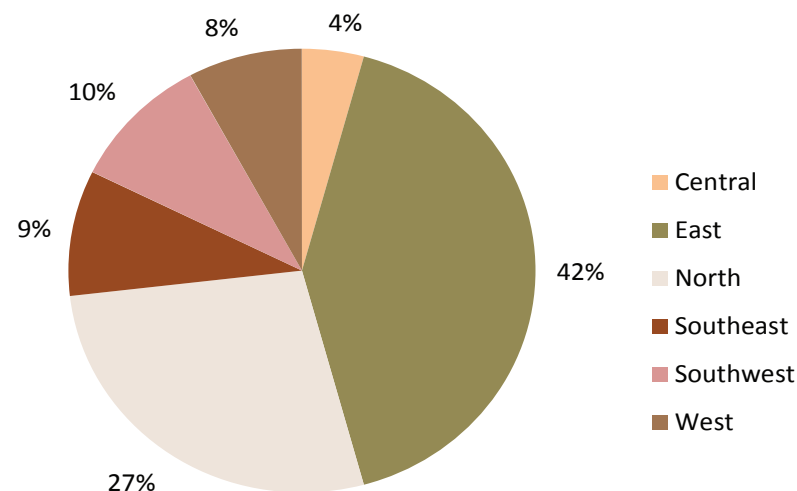
Non-residential new construction activity increased 19.1 percent to \$283,879,445 in 2016 from \$238,298,862 in 2015. The distribution of non-residential new construction permits occurred predominantly in the East and North Planning Sectors (68.9 percent total), with 41.4 percent of permits issued in the East alone. Permits issued in the East Sector accounted for 36.8 percent (over \$104 million) of the total value of all non-residential new construction permits while those issued in the Southeast Sector accounted for 22.4 percent of the total value (about \$63.5 million).

While the total number of non-residential new construction permits increased 18.0 percent in 2016 (25 permits), the total value of these permits increased by over \$45.5 million (a 19.1 percent increase). This increase was due to a number of high value construction projects, spurred by corporations such as General Motors and D.R. Horton as well as AISD bond projects, the Downtown Library and a number of warehouse distribution projects in the Southeast. In total, the ten highest value non-residential new construction permits totaled approximately \$226.9 million.

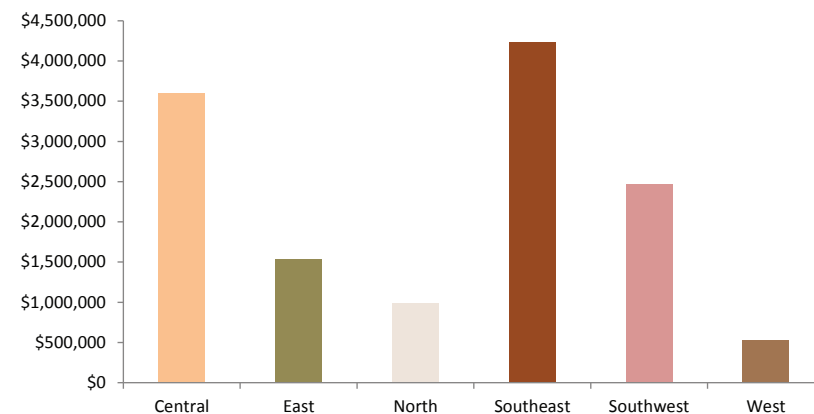
SHARE OF NON-RESIDENTIAL NEW CONSTRUCTION
PERMITS BY SECTOR, 2016

Sector	Number	Total Value	Average Value
Central	7	\$25,220,505	\$3,602,929
East	68	\$104,343,444	\$1,534,462
North	45	\$44,499,077	\$988,868
Southeast	15	\$63,565,025	\$4,237,668
Southwest	16	\$39,393,587	\$2,462,099
West	13	\$6,857,807	\$527,524
Total	164	\$283,879,445	\$1,730,972

Source: City of Arlington, Community Development and Planning

SHARE OF NON-RESIDENTIAL NEW CONSTRUCTION
PERMITS BY SECTOR, 2016

Source: City of Arlington, Community Development and Planning

AVERAGE VALUE OF NON-RESIDENTIAL NEW
CONSTRUCTION PERMITS BY SECTOR, 2016

Source: City of Arlington, Community Development and Planning

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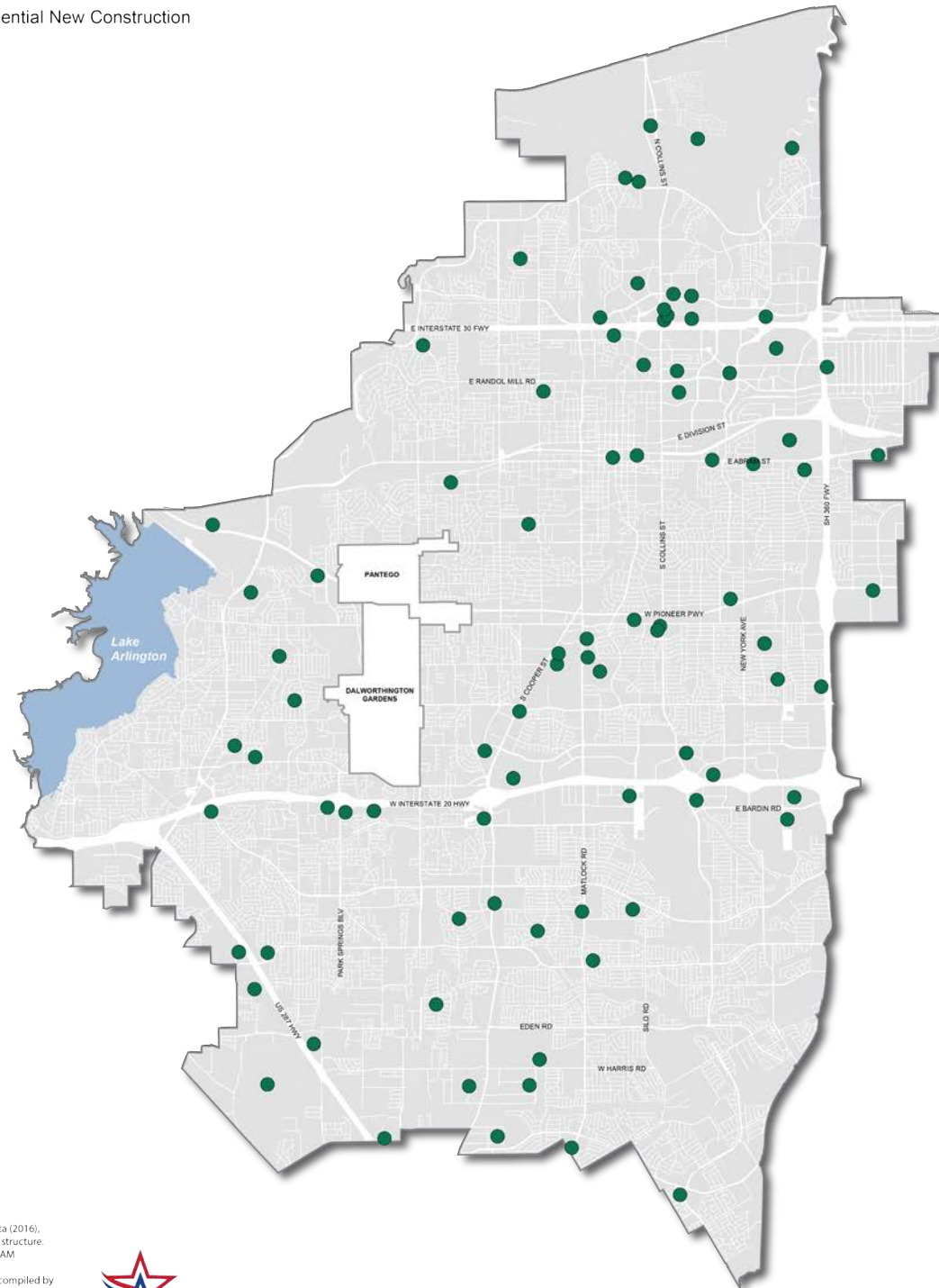


TRANSPORTATION

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Permit Type

● Non-Residential New Construction



Sources: Tarrant County TAD data (2016),
City of Arlington - CDP GIS data structure.
Current to: 3/14/2017 11:26:00 AM

Disclaimer: This data has been compiled by
The City of Arlington using various official and
unofficial sources. Although every effort was
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The average value per permit was highest in the Southeast Sector, with 15 permits totaling \$4,237,668 in construction value due to the construction of new warehouse facilities. The remaining Sectors displayed average permit values between \$527,524 and \$3,602,929.

LARGEST NON-RESIDENTIAL NEW CONSTRUCTION VALUES

Address	Sector	Value	Description
2525 E Abram Street	East	\$74,000,000	Manufacturing
2200 E Interstate 20 Highway	Southeast	\$28,000,000	Warehouse Distribution
1341 Horton Circle	North	\$26,521,162	Business Office
100 S Center Street	Central	\$23,200,000	Library
2320 E Bardin Road	Southeast	\$22,700,000	Warehousing/Storage
2101 Browning Drive	East	\$15,302,289	School (ISD)
2122 W Nathan Lowe Road	Southwest	\$14,200,000	School (ISD)
2300 E Bardin Road	Southeast	\$8,958,690	Warehousing/Storage
5101 W Sublett Road	Southwest	\$7,084,583	Retail/Wholesale Store
4620 S Cooper Street	Southwest	\$7,000,000	Retail/Wholesale Store
Total		\$226,966,724	

Source: City of Arlington, Community Development and Planning



ZONING



CURRENT CONDITIONS

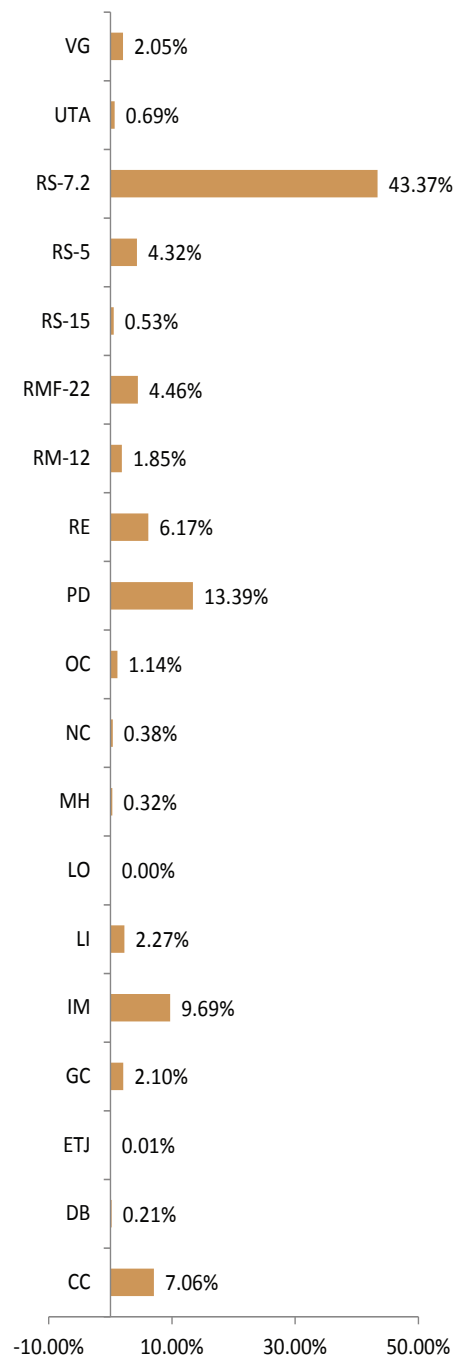
Approximately 63 percent of the land in Arlington was zoned for residential use in 2016, with Single Family districts comprising the vast majority (48.2 percent) of the total zoned area. The remaining area was comprised of Multi-Family, Manufactured Housing, Residential Estate and Village on the Green at Tierra Verde zoning districts. The West Sector retained the highest proportion of Single Family acreage for any Sector in the City at approximately 70.3 percent.

Following Single Family, Industrial districts (including Light Industrial and Industrial Manufacturing), and Planned Development (PD) districts account for the second highest percentage of zoned acreage within the City. Of the two district groups, PD accounted for 13.4 percent of all total zoned acreage within the City while the combined industrial districts (IM and LI) comprised 12.0 percent. It should be noted that land zoned as PD allows for both residential and non-residential uses.

Approximately 26.2 percent of the City's combined industrially zoned land remained located in the East Sector of the City (which, as the second largest Sector in the City, represents about 20 percent of the City's total land area). This reflects the concentration of manufacturing and warehouse development associated with the Great Southwest Industrial District and the General Motors plant.



SHARE OF LAND BY ZONING CATEGORY, 2016



Source: City of Arlington, Community Development and Planning

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Commercial zoning districts (Community Commercial, General Commercial, Neighborhood Commercial, and Office Commercial districts) followed the residential and industrial zoning district groups in terms of the total zoned acreage within the City of Arlington accounting for an overall share of 10.7 percent.

Following the June 2014 adoption of the new Unified Development Code (UDC), previously existing zoning categories transitioned to new district classification on July 10, 2014. A number of zoning district categories are not yet represented in the zoning map but are available for future classification. These

districts include Regional Mixed-Use, Neighborhood Mixed-Use, Business Park, Highway Commercial, and Residential Single Family 20 zoning districts.

VACANT LAND

Vacant-developable parcels account for 5,919.9 acres of zoned land in Arlington. Of these parcels, 1,966.0 acres remained located within residential zoning districts. Approximately 22.6 percent of land zoned for Planned Development (PD) was classified as vacant-developable. Vacant-developable land is scattered throughout Arlington.

ZONING ACTIVITY

Following the adoption of the UDC in 2014, the Alternative Equivalent Compliance (AEC) process 10.4.22 was adopted. The AEC process allows staff to deviate from a number of UDC sections focusing on landscaping, design standards, transportation/connectivity, and many more without the need for approval from the Planning and Zoning Commission and City Council. The remaining zoning processes were retained.

TOTAL ACREAGE BY ZONING AND PLANNING SECTOR, 2016

Zoning District	North	West	Central	East	Southwest	Southeast	Total
CC	503.7	535.7	206.7	1,256.1	311.1	772.8	3,586.1
DB	0.0	0.0	105.8	0.0	0.0	0.0	105.8
ETJ	6.7	0.0	0.0	0.0	0.0	0.0	6.7
GC	162.8	104.8	126.1	289.9	89.3	291.8	1,064.7
IM	813.3	137.5	0.0	2,409.6	89.9	1,471.3	4,921.6
LI	50.1	419.2	63.5	227.9	40.8	350.9	1,152.4
LO	0.0	0.6	0.4	0.0	0.0	0.5	1.5
MH	67.9	57.0	0.0	0.0	0.0	39.9	164.8
NC	8.1	31.7	25.7	38.7	19.8	66.5	190.5
OC	38.7	102.1	122.6	128.5	55.9	129.0	576.8
PD	2,995.6	950.0	112.8	866.1	634.4	1,241.3	6,800.2
RE	1,041.1	173.1	0.0	23.2	750.7	1,143.9	3,132.0
RM-12	16.0	221.7	423.9	161.7	51.9	66.0	941.2
RMF-22	420.3	466.5	200.9	805.3	210.4	161.9	2,265.3
RS-15	29.1	0.0	0.0	0.0	197.1	42.3	268.5
RS-5	8.2	101.4	0.0	225.0	414.0	1,447.7	2,196.3
RS-7.2	2,099.3	7,488.4	1,024.6	3,629.9	4,515.6	3,272.8	22,030.6
UTA	0.0	0.0	348.0	0.0	0.0	0.0	348.0
VG	0.0	0.0	0.0	0.0	1,041.2	0.0	1,041.2
Total	8,260.9	10,789.7	2,761.0	10,061.9	8,422.1	10,498.6	50,794.2

Source: City of Arlington, Community Development and Planning

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In 2016, 72 requests totaling approximately 4,679.3 acres were received for Zoning Cases, Development Plans, and Specific Use Permits. There were 52 requests for zoning changes (4,561.2 acres), 15 development plans (64.7 acres), and six Specific Use Permits (SUP) (53.4 acres) submitted in 2016. Of the 15 development plans, 11 were handled administratively (54.9 acres), and 23 were submitted for consideration to the Planning and Zoning Commission and City Council. Out of the six SUPs submitted in 2016, three are under application review, two were approved and one is awaiting Planning and Zoning Commission review. None of the SUPs included zoning amendments.

RELATED ACTIVITY

11 gas well permits were issued in 2016; a significant decrease from 2015 total (32 permits).

Of the 72 total requests for zoning changes, development plans, and SUPs:

- 26 cases were approved;
- 7 cases were withdrawn;
- 26 cases were still under review;
- 4 cases were denied;
- 3 cases are awaiting City Council or the Planning and Zoning Commission;
- 1 case was continued by the Planning and Zoning Commission; and,
- 5 cases were postponed by applicant



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SHARE OF LAND BY ZONING CATEGORY AND PLANNING SECTOR, 2016

Zoning District	North	West	Central	East	Southwest	Southeast	Total
CC	6.1%	5.0%	7.5%	12.5%	3.7%	7.4%	7.1%
DB	0.0%	0.0%	3.8%	0.0%	0.0%	0.0%	0.2%
ETJ	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
GC	2.0%	1.0%	4.6%	2.9%	1.1%	2.8%	2.1%
IM	9.8%	1.3%	0.0%	23.9%	1.1%	14.0%	9.7%
LI	0.6%	3.9%	2.3%	2.3%	0.5%	3.3%	2.3%
LO	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
MH	0.8%	0.5%	0.0%	0.0%	0.0%	0.4%	0.3%
NC	0.1%	0.3%	0.9%	0.4%	0.2%	0.6%	0.4%
OC	0.5%	0.9%	4.4%	1.3%	0.7%	1.2%	1.1%
PD	36.3%	8.8%	4.1%	8.6%	7.5%	11.8%	13.4%
RE	12.6%	1.6%	0.0%	0.2%	8.9%	10.9%	6.2%
RM-12	0.2%	2.1%	15.4%	1.6%	0.6%	0.6%	1.9%
RMF-22	5.1%	4.3%	7.3%	8.0%	2.5%	1.5%	4.5%
RS-15	0.4%	0.0%	0.0%	0.0%	2.3%	0.4%	0.5%
RS-5	0.1%	0.9%	0.0%	2.2%	4.9%	13.8%	4.3%
RS-7.2	25.4%	69.4%	37.1%	36.1%	53.6%	31.2%	43.4%
UTA	0.0%	0.0%	12.6%	0.0%	0.0%	0.0%	0.7%
VG	0.0%	0.0%	0.0%	0.0%	12.4%	0.0%	2.0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: City of Arlington, Community Development and Planning

TEN LARGEST ZONING CASES BY ACREAGE

Rank	Quarter	Sector	Case Number	From	To	Acres	City Council Action	Received
1	Q1	North	PD07-5R4	PD	PD	2,062.0	Approved	2/19/2016
2	Q4	North	ASP16-5	PD	PD	2,062.0	Approved	12/19/2016
3	Q3	Southeast	PD16-21	RE	RS-7.2	43.6	Approved	7/1/2016
4	Q3	Southwest	PD12-17R2	PD	PD	40.8	Withdrawn	8/10/2016
5	Q2	Southeast	PD16-11	PD	CC	33.6	Approved	6/13/2016
6	Q4	Southeast	PD16-25	CC	PD	25.6	Application Review	12/30/2016
7	Q4	Central	SUP16-5	RM-12	RM-12	22.4	Application Review	11/15/2016
8	Q3	East	PD16-32	PD	PD	19.4	Approved	9/2/2016
9	Q1	Southwest	PD16-2	PD	PD	18.2	Withdrawn	1/6/2016
10	Q3	Southeast	PD13-9R1	IM	IM	15.6	Approved	9/15/2016

Source: City of Arlington, Community Development and Planning

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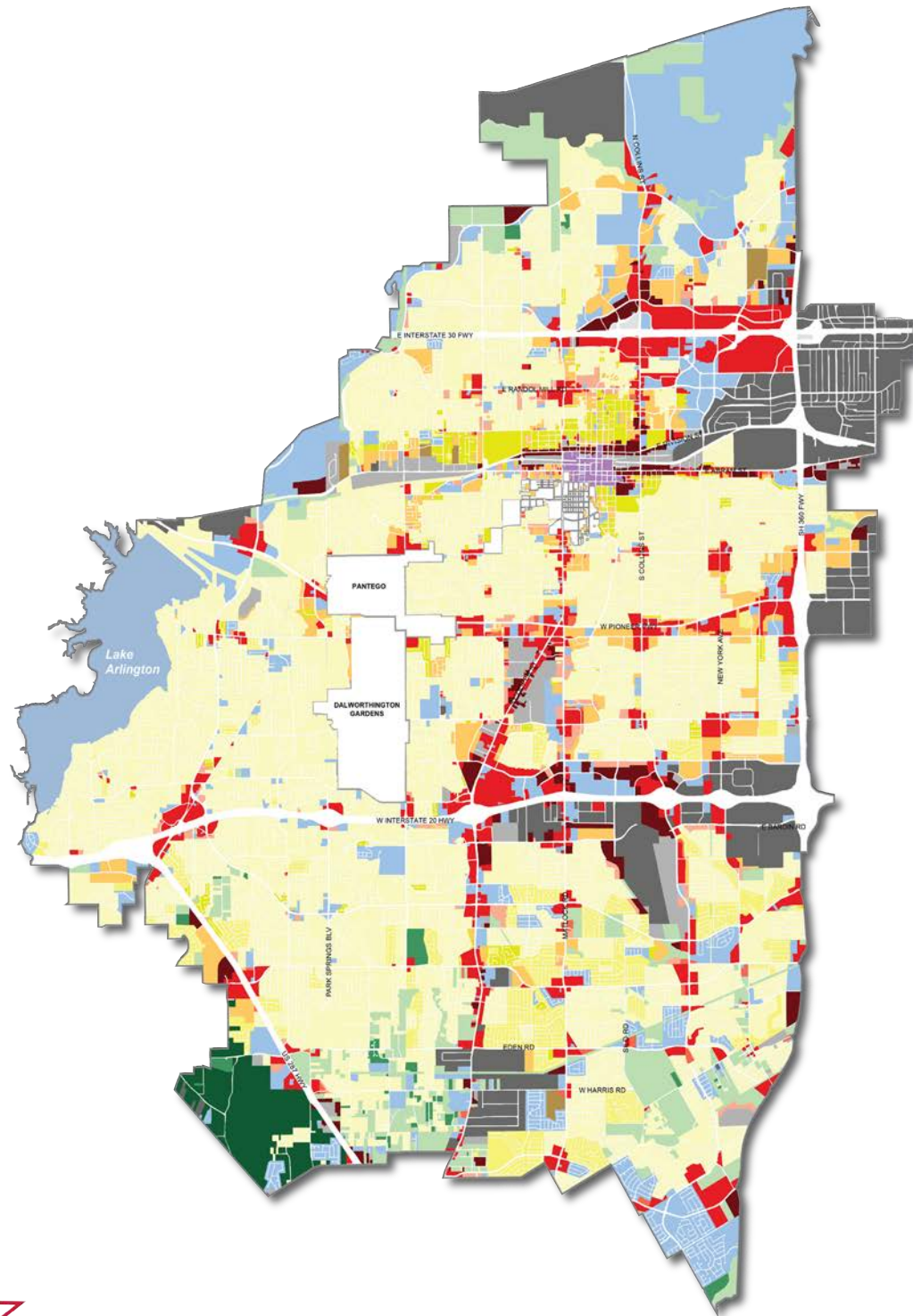


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Zoning Map

- Extra Territorial Jurisdiction
- Industrial Manufacturing
- Light Industrial
- Downtown Business
- General Commercial
- Community Commercial
- Neighborhood Commercial
- Office Commercial
- Limited Office
- Planned Development
- Manufactured Housing
- Village on the Green
- Residential Multi-Family 22
- Residential Medium Density
- Residential Single-Family 5
- Residential Single-Family 7.2
- Residential Single-Family 15
- Residential Estate
- UT Arlington



Sources: Tarrant County TAD data (2016),
City of Arlington - CDP GIS data structure.
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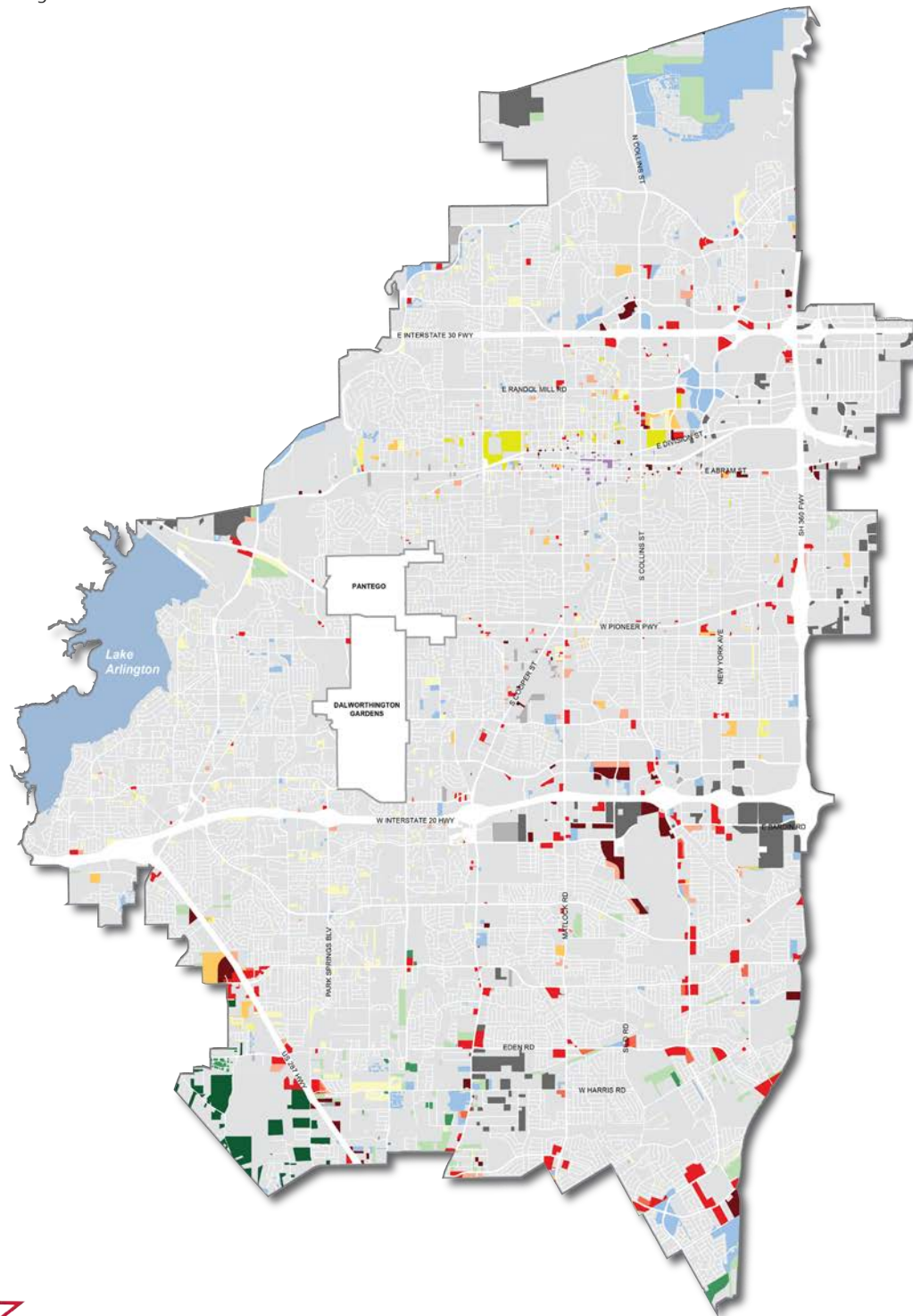
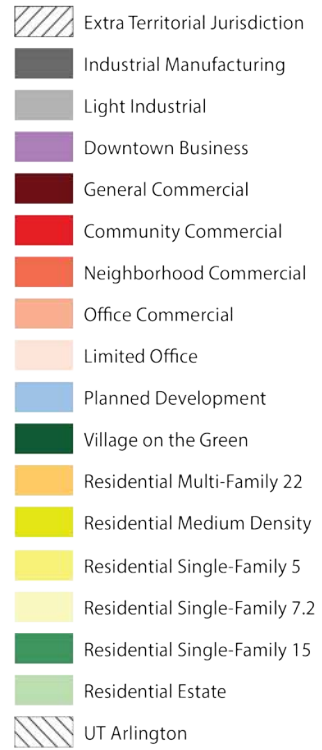
LAND USE



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Vacant Developable Parcels by Zoning District



Sources: Tarrant County TAD data (2016),
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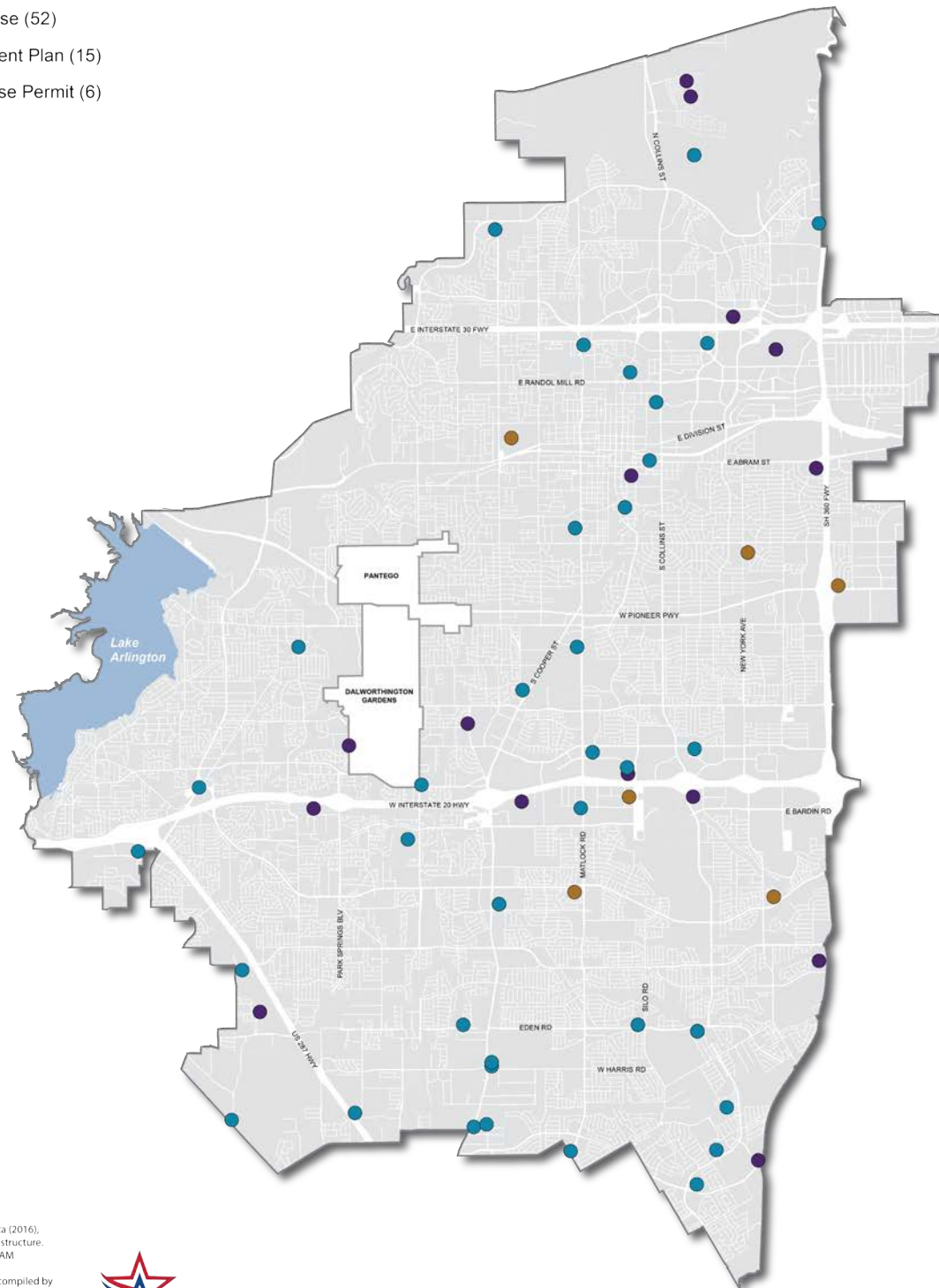


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Zoning Cases

- Zoning Case (52)
- Development Plan (15)
- Specific Use Permit (6)



Sources: Tarrant County TAD data (2016),
City of Arlington - CDP GIS data structure.
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PLATTING

HISTORIC TRENDS

Registered plats provide another indicator of development activity within the City. Plats are subdivided or combined to accommodate new growth and a changing economic landscape. The incorporation of final, minor, and combination plats create new lots within the City.

Post-recession Arlington is demonstrating a steady development trend, averaging just under 41 cases per year since 2012. Continuing a seven-year trend, replats comprised the majority of platting cases filed with the City in 2016; however, such activity remains indicative of a stable community nearing build-out.

FILED PLATS BY PLANNING SECTOR, 2016

Sector	Plats	Acres	Lot
Central	4	72	13
East	7	345	26
West	7	24	24
Southwest	9	103	85
Southeast	9	140	13
North	9	148	906
Total	45	831	1,067

Source: City of Arlington, Community Development and Planning
Note: Totals represent filed final plats, combination plats, minor plats, and replats.

PLATTING BY TYPE, 2012-2016

Plat Type	2012			2013			2014			2015			2016		
	Cases	Lots	Acres	Cases	Lots	Acres	Cases	Lots	Acres	Cases	Lots	Acres	Cases	Lots	Acres
Final	5	295	70	5	404	88	9	406	156	8	358	84	10	735	611
Minor	10	14	133	6	6	14	6	9	39	13	20	39	9	15	17
Combination	0	0	0	0	0	0	1	1	4	2	5	96	4	14	62
Replat	20	40	149	24	327	257	19	70	147	30	139	215	22	303	141
Vacated	0	0	0	0	0	0	0	0	0	2	5	1	0	0	0
Total	35	349	352	35	737	359	35	486	346	55	527	435	45	1067	831

Source: City of Arlington, Community Development and Planning

LARGEST PLATS BY ACREAGE, 2016

Plat Name	Plat Type	Acres	Lots	Sector
Cowboys Stadium Addition	Final	177.4	9	East
Park 20/360 Lots 1-6, 10X 11X, Block 1	Final	119.0	8	East
Julia Burgen Park Addition & College Oaks Addition Lot 31R, Block 4	Final	65.3	6	Central
Arlington Commerce Center Phase 3 Lot 2 Block 3	Final	65.2	1	Southeast
J. O'Daniel Addition Lot 5	Combination	48.6	1	Southeast
Seclusion Ridge	Final	44.8	65	Southwest
Viridian 1D	Final	41.4	149	North
Viridian Village 2A	Final	39.6	389	North
Kroger-Sublett Addition Lots 1-8, Block 1	Final	38.8	8	Southwest
Viridian 1E3	Replat	23.4	102	North
Total		663.5	738	

Source: City of Arlington, Community Development and Planning



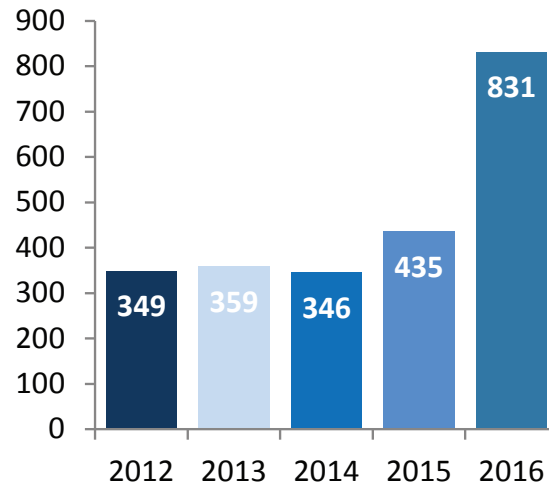
CURRENT CONDITIONS

Between 2015 and 2016, the number of lots increased by 100 percent, and the number of acres platted increased by 90.1 percent. Two development efforts comprise the majority of new lots created in 2016: Viridian development with 899 total lots (six plats), and Seclusion Ridge which entailed the creation of 65 lots.

Plats filed in 2016 included 1,056 lots on approximately 827 acres. The City's East Sector accounted for 41.6 percent of the total platted acreage (344.5 acres) while the North, Southeast, and Southwest Sectors together accounted for 47.2 percent (390.8 acres).

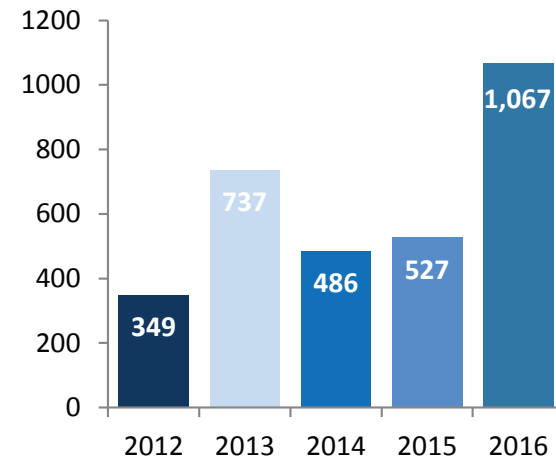


PLATTING ACTIVITY IN ACRES, 2012-2016



Source: City of Arlington, Community Development and Planning

PLATTING ACTIVITY IN LOTS, 2012-2016



Source: City of Arlington, Community Development and Planning

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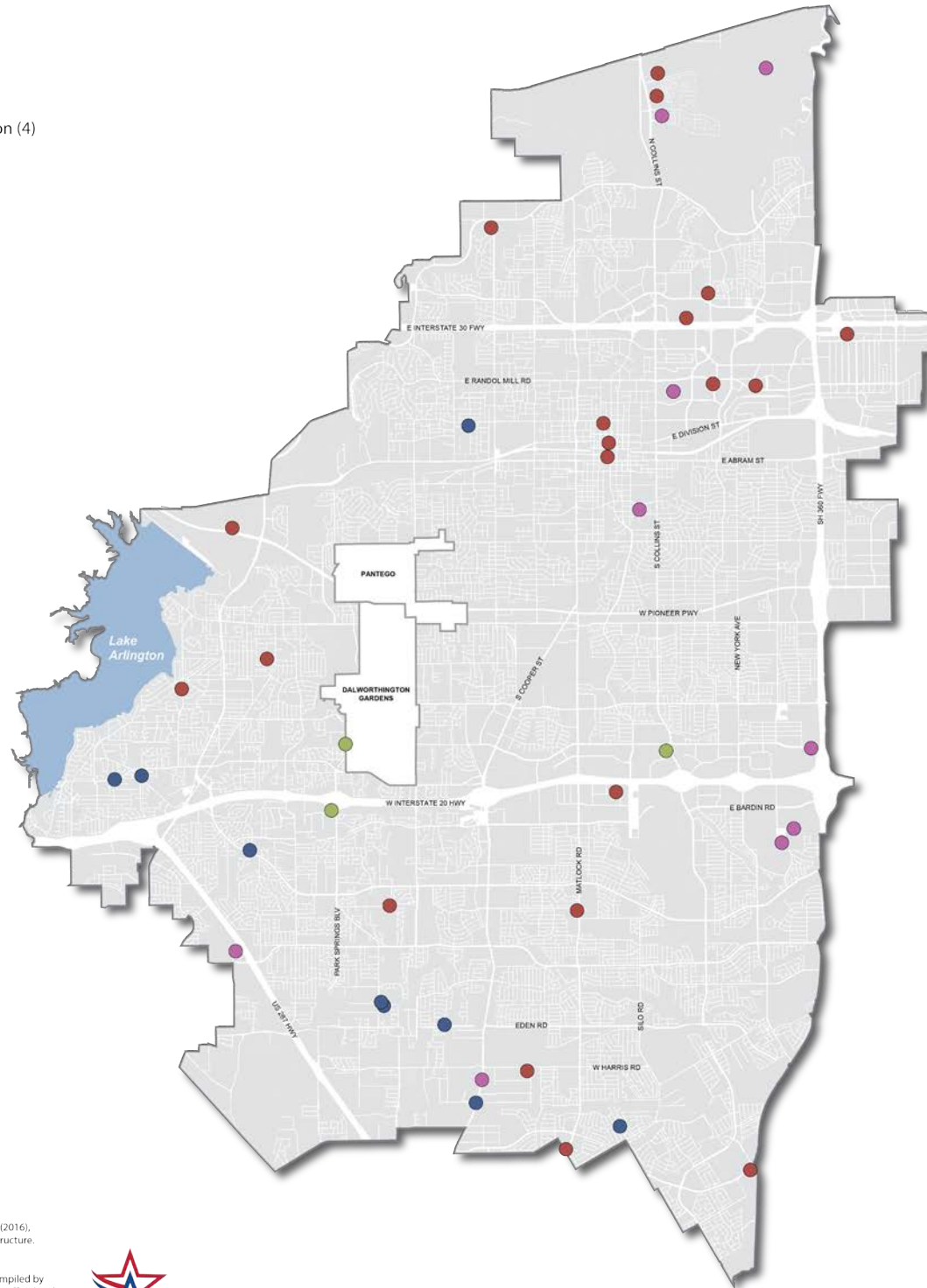


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Platting Activity Type

- Final (10)
- Minor (9)
- Replat (22)
- Combination (4)



Sources: Tarrant County TAD data (2016),
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LAND USE

LAND USE AUDIT

In late 2016, a land use audit was performed in order to validate the current land use layer. Using the latest available aerial photography, tax parcel information, and land use data, the entire city was reviewed parcel by parcel, and when appropriate, revised to represent its current land use. The Land Use map included in this document reflects the updated land use.

LAND USE CHARACTERISTICS

Arlington encompasses approximately 99 square miles or roughly 64,000 acres. As of 2016, 43,394.3 acres of the City were developed and an additional 10,966.2 acres were used for roadways and transportation facilities. About 11.7 percent of City's land is considered vacant and developable.

LAND USE CHARACTERISTICS, 2016

Land Use Categories	Area (acres)	Share (%)
Vacant-Undevelopable	1,340.1	2.6%
Vacant-Developable	5,946.3	11.7%
Single Family	22,048.4	43.5%
Multi-Family	2,278.8	4.5%
Office	1,045.3	2.1%
Institutional	4,160.2	8.2%
Entertainment/Recreation	1,429.7	2.8%
Commercial/Retail	3,243.6	6.4%
Transportation/Utilities/Communication	2,496.7	4.9%
Manufacturing/Warehouse/Industrial	2,767.1	5.5%
Park/Open	3,921.3	7.7%
Mixed Use	3.2	0.01%
Total	50,680.7	100.0%
City Land Total	63,604.1	
Arlington Lake Area	1,957.2	
Roadway	10,966.2	

Source: City of Arlington, Community Development and Planning

GENERAL LAND USE

The largest portion of Arlington's land area was devoted to Single Family land use in 2016 with 43.5 percent of the total land area. Single family residential development in the West Planning Sector alone accounted for 12.4 percent of the City's total land area with the Southwest and Southeast Sectors close behind with 9.7 and 9.3 percent.

Land devoted to Multi-Family uses was concentrated primarily in the North and East Sectors, at 9.1 and 7.5 percent respectively. The North and East Sectors contain 65.5 percent of the City's total acreage of multi-family development. The East Sector also contained the largest share of the City's Manufacturing/Warehouse/Industrial and Commercial/Retail uses at 57.3 percent and 40.0 percent, respectively.

Other significant land use concentrations, specifically Parks/Open space, occurred in the North Sector, reflecting the location of River Legacy Park, though parkland is also spread throughout the City through the linear park system. Manufacturing/Warehouse/Industrial land, though spread throughout the City, was particularly concentrated in the City's East Sector, reflecting the location of the Great Southwest Industrial District.

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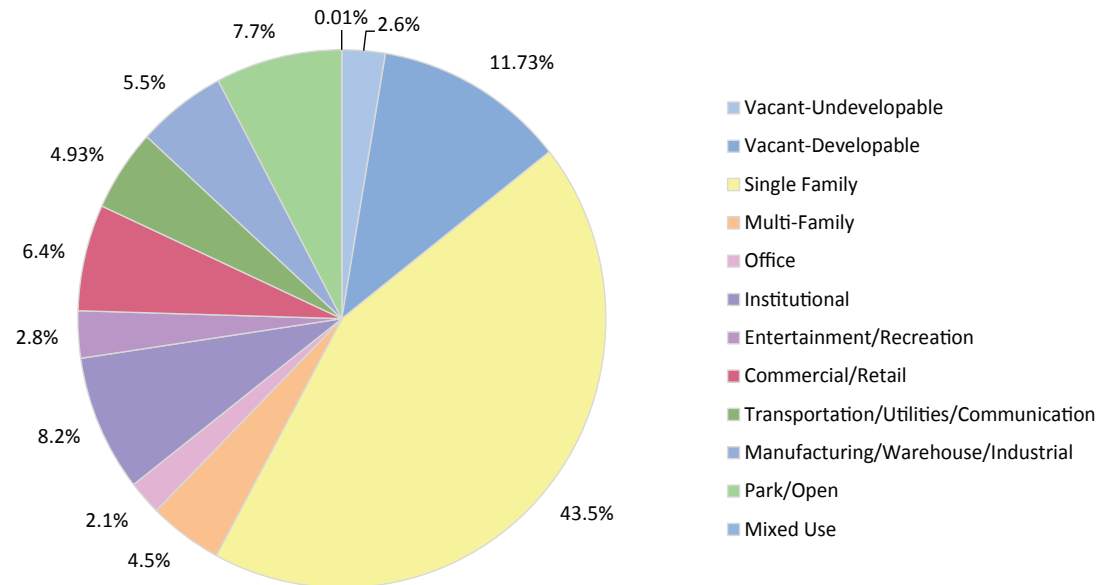
EXIT

LAND USE BY SECTOR, 2016

Land Use Categories	North	West	Central	East	Southwest	Southeast	Total
Vacant-Undevelopable	523.5	442.6	3.1	105.2	131.6	134.1	1,340.1
Vacant-Developable	1,564.2	574.9	236.0	822.5	1,106.3	1,642.4	5,946.3
Single-family	1,907.9	6,264.1	991.6	3,293.8	4,893.2	4,697.8	22,048.4
MultiFamily	739.8	341.0	144.3	752.6	176.4	124.7	2,278.8
Office	155.6	125.4	176.1	403.0	89.7	95.5	1,045.3
Institutional	208.5	796.9	809.5	732.6	597.2	1,015.5	4,160.2
Entertainment/Recreation	365.9	291.7	1.5	445.9	322.4	2.3	1,429.7
Commercial/Retail	292.1	590.8	271.0	1,298.1	275.8	515.8	3,243.6
Transportation/Utilities/Communication	742.4	476.2	27.3	303.5	187.2	760.1	2,496.7
Manufacturing/Warehouse/Industrial	122.5	244.8	19.4	1,584.8	230.3	565.3	2,767.1
Park/Open	1,548.1	645.9	80.5	335.8	391.7	919.3	3,921.3
Mixed Use	0.0	0.0	3.2	0.0	0.0	0.0	3.2
	8,170.5	10,794.3	2,763.5	10,077.8	8,401.8	10,472.8	50,680.7

Source: City of Arlington, Community Development and Planning

LAND USE CATEGORIES, 2016



Source: City of Arlington, Community Development and Planning

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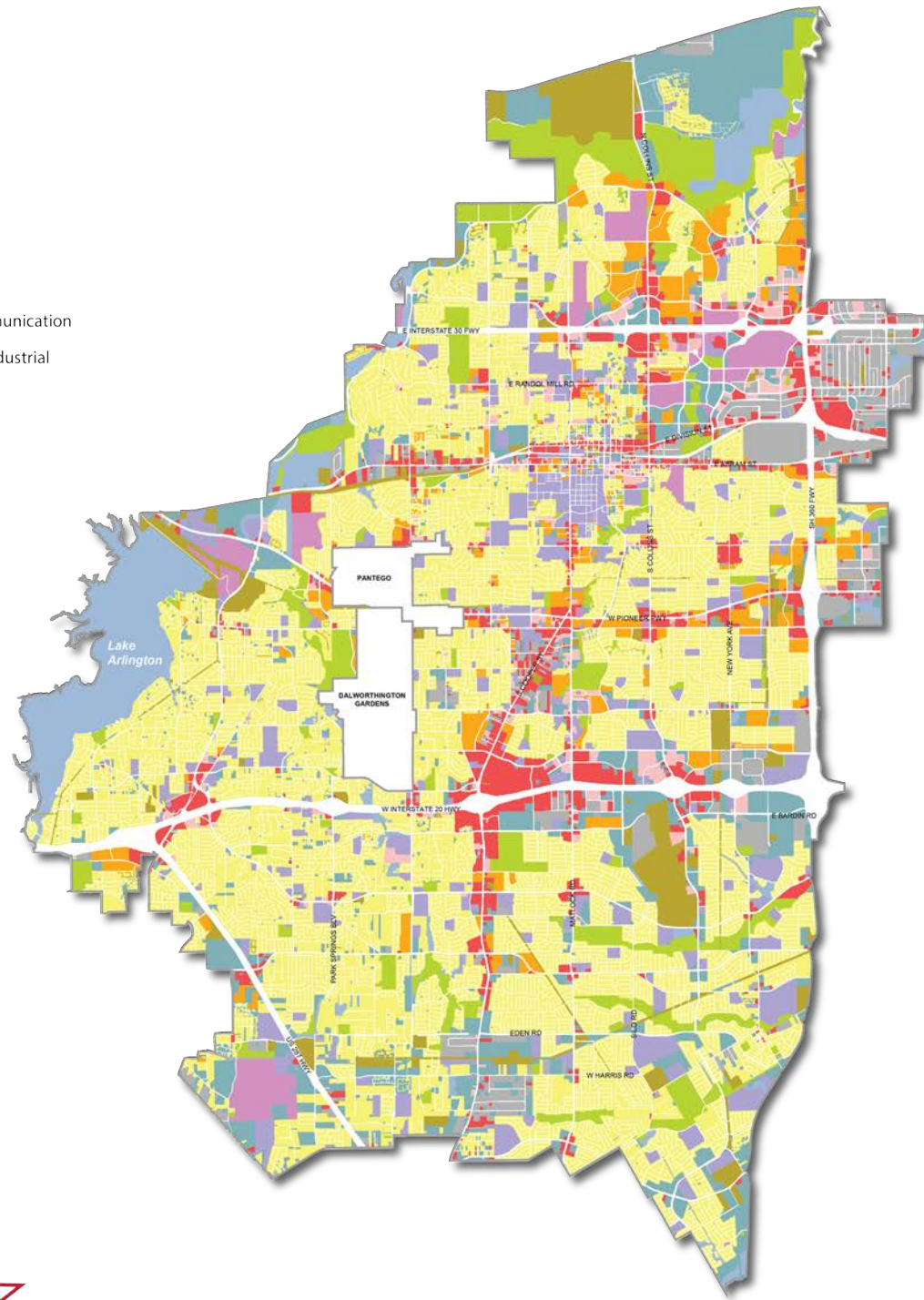


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Land Use

- Vacant-Undevelopable
- Vacant-Developable
- Single Family
- Multi-Family
- Office
- Institutional
- Entertainment/Recreation
- Commercial/Retail
- Transportation/Utilities/Communication
- Manufacturing/Warehouse/Industrial
- Park/Open
- Mixed Use



Sources: Tarrant County TAD data (2016),
City of Arlington - CDP GIS data structure.
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ROAD TRAFFIC

City wide growth yield increased traffic volumes on many of Arlington's major thoroughfares as well as local streets. The map on the following page details vehicle counts along street segments during a metered 24-hour period.

The Department of Public Works and Transportation counts traffic on Arlington streets on individual road segments using mechanical counters. Every effort is made to keep data current on road volumes, but every street is not visited every year, and different areas of the City are measured at different times throughout the year.

Of the road segments counted in 2016, the most traveled segment was South Cooper Street between Pleasant Ridge Road and Arbrook Boulevard.

On average, traffic volume increase by 22 percent from the City's top ten most traveled road segments in 2015. Moreover, traffic volume decreased substantially for thoroughfare segments that ranked within the City's ten most traveled roads. For example, the least traveled segment is on Eden Road between Fox Glen Drive and Forest Park Drive counted 234 trips. In contrast, traffic volume Tucker Boulevard between Wren Drive and Goldenrod Lane increased by 20.3 percent.

TOP TEN ROAD SEGMENTS BY TRAFFIC VOLUME, 2016

Rank	Route	From	To	Count
1	Cooper	Pleasant Ridge	Arbrook	98,301
2	Cooper	Wimbledon	Oak Village	72,133
3	Cooper	Inwood	Lynda	63,836
4	Cooper	Bardin	New Center	61,528
5	Cooper	Nathan Lowe	Green Oaks	56,432
6	Cooper	Station	Colorado	55,740
7	Cooper	Colorado	Secretary	54,503
8	Pioneer	Daniel	Wynn	53,060
9	Matlock	Stephens	Interstate 20	52,734
10	Matlock	Interstate 20	Highlander	52,514

Note: All traffic counts are one-time, two-way only traffic counts for a 24-hour period excluding weekends. Traffic on all road segments is not necessarily counted every year.

Source: City of Arlington, Department of Public Works and Transportation

TOP TEN ROAD SEGMENTS BY TRAFFIC VOLUME, 2015

Rank	Route	From	To	Count
1	Cooper	Wimbledon	Oak Village	61,352
2	Cooper	Bardin	New Center	59,077
3	Matlock	Stephens	Interstate 20	58,998
4	Cooper	Eden	Hardisty	52,416
5	Matlock	Interstate 20	Highlander	50,970
6	Pioneer	Willow Point	Elm Point	47,787
7	Matlock	Matlock Meadow	Amber Ridge	46,422
8	Matlock	Lovingham	Cravens Park	44,513
9	Collins	Lamar	Collins SB I30 EWB	43,824
10	Pioneer	Daniel	Wynn	43,230

Note: All traffic counts are one-time, two-way only traffic counts for a 24-hour period excluding weekends. Traffic on all road segments is not necessarily counted every year.

Source: City of Arlington, Department of Public Works and Transportation

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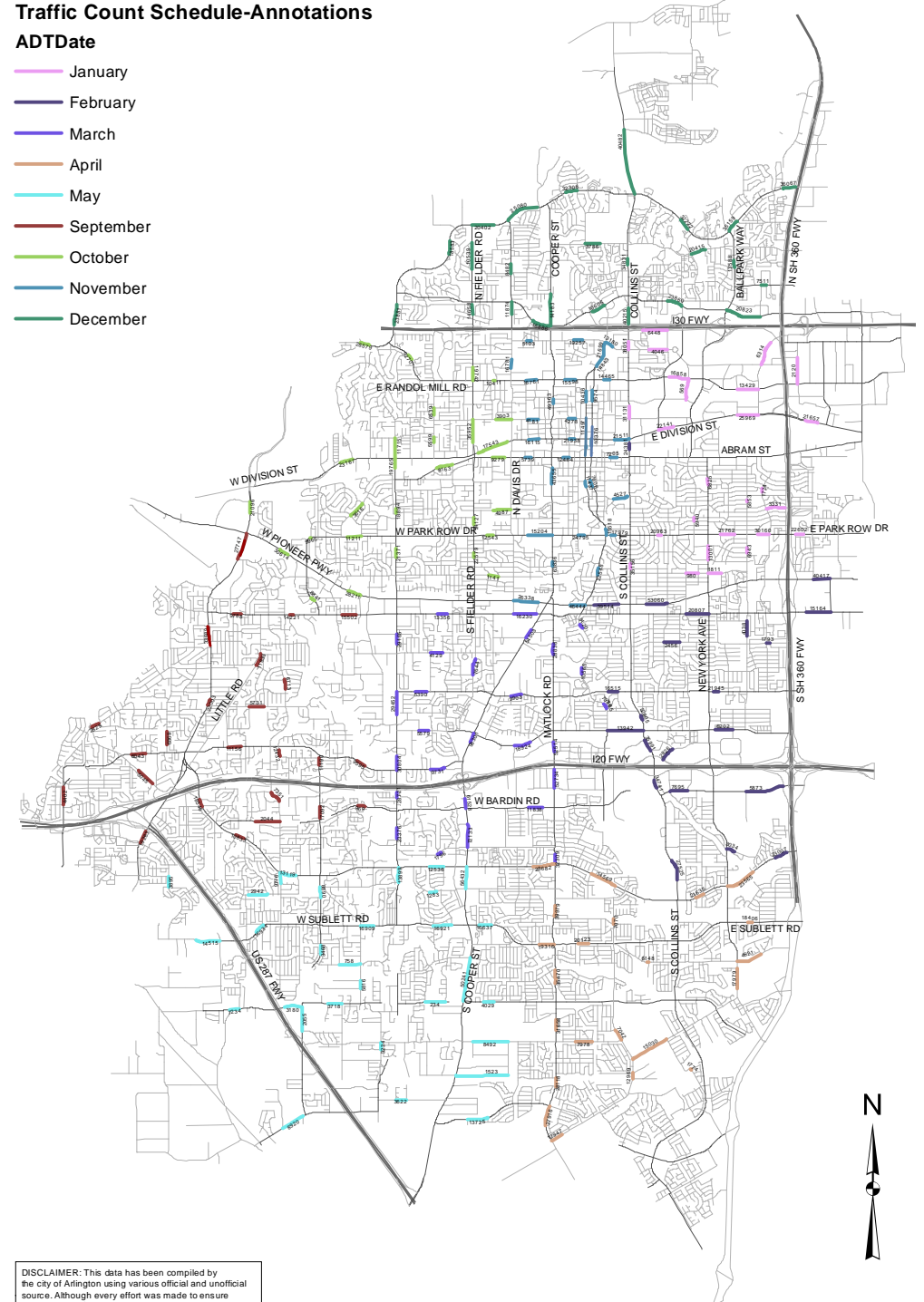
EXIT



Traffic Count Schedule-Annotations

ADTDate

- January
- February
- March
- April
- May
- September
- October
- November
- December



DISCLAIMER: This data has been compiled by the city of Arlington using various official and unofficial source. Although every effort was made to ensure the accuracy of the data, no such guarantee is given or implied. Contact Info: (817) 459 - 6595



Traffic Count - 2016

Date: 3/2/2017

1 inch = 6,000 ft.

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AIRPORT ACTIVITY

The Arlington Municipal Airport occupies approximately 500 acres between Interstate 20 and Southeast Green Oaks Boulevard, west of South Collins Street. The Federal Aviation Administration (FAA) has designated Arlington Municipal as a “Reliever” airport, a larger general aviation facility that serves to relieve corporate, cargo, and general aviation traffic from commercial service airports such as Dallas-Fort Worth and Love Field airports.

Trends in the number of aircraft operations have reflected the national economic climate. The recession in 2009 negatively affected corporate travel and flight school operations, and the general aviation industry was one of the last to emerge from recession. The number of total operations is increasing, topping 90,000 in 2016. Jet operations continue to rise as the Airport sees growth in its corporate and cargo business segments. The Airport signed a new 30-year lease agreement with Bell Helicopter Textron in late 2016. Bell’s research and development facility, the XworkX, is located on the Airport’s west side. The company recently reconstructed aircraft parking ramps and refurbished high-bay hangars at the facility. Two other companies, ATP and Harrison Aviation have announced expansions set to start in 2017.

The growth is largely due to several key improvements that have enhanced aircraft safety and bolstered economic development at the Airport. Since 1986, nearly \$75 million of federal, state, and local funds have been invested in the infrastructure. In 2010, the Airport constructed a new terminal building that houses Airport administration and operations personnel, and seven private-sector businesses. The building was certified by the U.S. Green Building Council as LEED “Gold”, a designation awarded for environmentally- friendly design.

The Air Traffic Control Tower received the automated flight data system in 2010, and the FAA upgraded the radar system in 2014, installing “STARS”. STARS gives Air Traffic Controllers a complete, precise picture of the airspace, enabling them to manage aircraft they are tracking with radar or the satellite-based Automatic Dependent Surveillance-Broadcast (ADS-B).

The Instrument Landing System (ILS) was completed in 2013, when the final 1,000 feet of approach lighting was added. The ILS, with a half-mile published minimum visibility, is critical to the Airport’s corporate and cargo business segments, allowing operations to continue in poor weather. The Airport also has a comprehensive snow and ice control plan using snow plows, brooms, and chemical deicer to maintain runway conditions during winter storms.

A West Parallel Taxiway was constructed in 2012, in preparation for expansion onto the Airport’s west side. Completion of the Center Street Bridge will provide for better vehicle access, with the next phase extending the road beside the Airport to Green Oaks Blvd.

In November, 2015, the City Council adopted a new Airport Development Plan that presents a recommended land use, development, and capital investment strategy to meet the projected growth of the Airport over the next 10-20 years. The Plan, incorporated as a component of the City’s Comprehensive Plan, 99 Square Miles, is required by Federal Aviation Administration and Texas Department of Transportation, Aviation Division. The project includes forecasts of future demand, an assessment of future facility needs, an evaluation of airport development alternatives, and a formation of a capital project list. It guides Airport growth, and allows the City to receive federal and state grants for up to 90 percent of the cost of eligible capital improvement projects described in the Plan.

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AIRPORT OPERATIONS 2000-2016

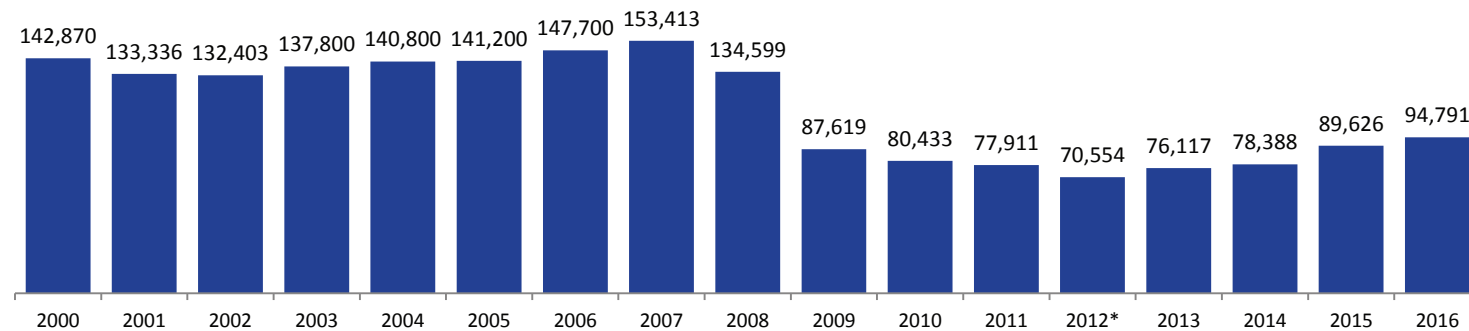
Year	Number of Operations	Percent Change from Prior Year
2000	142,870	4.1%
2001	133,336	-6.7%
2002	132,403	-0.7%
2003	137,800	4.1%
2004	140,800	2.2%
2005	141,200	0.3%
2006	147,700	4.6%
2007	153,413	3.9%
2008	134,599	-12.3%
2009	87,619	-34.9%
2010	80,433	-8.2%
2011	77,911	-3.1%
2012*	70,554	-9.4%
2013	76,117	7.9%
2014	78,388	3.0%
2015	89,626	14.3%
2016	94,791	5.8%

Source: Arlington Municipal Airport, City of Arlington, Community Development and Planning

*During 2012, construction of the west parallel taxiway required full and partial runway closures, restricting aircraft operations for four months.



NUMBER OF OPERATIONS 2000-2016



Source: Arlington Municipal Airport, City of Arlington, Community Development and Planning



APPENDIX A: POPULATION & HOUSING METHODOLOGY

Population growth is calculated from the number of net new dwelling units added to the housing stock. The number of net new dwelling units is derived by subtracting the number of residential units demolished and/ or moved out of the City from the number of residential final inspections completed. Based on where final residential inspections and home demolitions are located, we can estimate not only the growth (or decline) in population, but where these changes are happening within the City.

A population multiplier, based on occupancy and average household size for the City of Arlington, is then applied to the number of net new dwelling units to arrive at the number of new residents. The occupancy rates and average household sizes came from estimates from the North Central Texas Council of Governments. In 2011, the Annual Growth Profile was revised back to

Census 2010 data, using updated population multipliers.

This estimated population growth is then added (or subtracted) to population totals from the previous year to derive new population estimates for the City as a whole and each planning Sector.

POPULATION GROWTH =
OCCUPANCY RATE * HOUSE-
HOLD SIZE * NET NEW
DWELLING UNITS

SINGLE FAMILY OCCUPANCY
RATE: 96.6%

MULTI-FAMILY OCCUPANCY
RATE: 93.0%

SINGLE FAMILY HOUSEHOLD
SIZE: 2.942

MULTI-FAMILY HOUSEHOLD
SIZE: 2.253

Additionally, the number of housing units based on type have been estimated based on the 2006-2010 American Community Survey (ACS) and the 2010 Census data. These estimated housing units were distributed throughout the City by Sector by applying the ratio of single-family, multi-family, and other housing units from the ACS by Census Tract to the overall number of housing units by Block from the 2010 Census.

Housing Units are divided into the following categories:

Single Family: One structure, attached or detached; Duplexes; Townhomes; Condominiums; Manufactured Housing

Multi-Family: Structures with 3 or more rented units

Other: Boats; RVs

APPENDIX B: HOUSING & POPULATION GROWTH

GROWTH BY SECTOR

Sector	2015		Demolition		New Housing		2016	
	Housing Units	Population	Single-Family	Multi-Family	Single-Family	Multi-Family	Housing Units	Population
Central	9,604	23,548	13	0	0	304	9,893	24,148
East	32,971	92,271	6	0	6	0	33,071	92,271
North	23,217	40,900	0	0	184	0	23,174	41,423
Southeast	27,662	85,331	1	0	3	0	27,661	85,337
Southwest	19,588	50,486	10	0	106	0	19,813	50,759
West	32,907	77,033	5	0	26	0	33,016	77,093
Total	145,949	369,569	35	0	325	304	146,628	371,031

Source: City of Arlington, Community Development and Planning



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GROWTH BY QUARTER

1st Quarter	1/1/2016 Population	Demolition		New Housing		Change in Population	3/31/2016 Population
		Single-Family	Multi-Family	Single-Family	Multi-Family		
Central	23,548	1	0	0	0	-3	23,545
East	92,271	0	0	1	0	3	92,274
North	40,900	0	0	54	0	153	41,053
Southeast	85,331	0	0	1	0	3	85,334
Southwest	50,486	6	0	20	0	40	50,526
West	77,033	0	0	8	0	23	77,056
Total	369,569	7	0	84	0	219	369,788

2nd Quarter	4/1/2016 Population	Demolition		New Housing		Change in Population	6/30/2016 Population
		Single-Family	Multi-Family	Single-Family	Multi-Family		
Central	23,545	3	0	0	0	-8	23,537
East	92,274	0	0	1	0	3	92,277
North	41,053	0	0	61	0	174	41,227
Southeast	85,334	1	0	0	0	-3	85,331
Southwest	50,526	1	0	14	0	37	50,563
West	77,056	1	0	5	0	11	77,067
Total	369,788	6	0	81	0	214	370,002

3rd Quarter	7/1/2016 Population	Demolition		New Housing		Change in Population	9/30/2016 Population
		Single-Family	Multi-Family	Single-Family	Multi-Family		
Central	23,537	6	0	0	169	337	23,874
East	92,277	2	0	2	0	0	92,277
North	41,227	0	0	32	0	91	41,318
Southeast	85,331	0	0	0	0	0	85,331
Southwest	50,563	1	0	30	0	82	50,645
West	77,067	1	0	9	0	23	77,090
Total	370,002	10	0	73	169	533	370,535

4th Quarter	10/1/2016 Population	Demolition		New Housing		Change in Population	12/31/2016 Population
		Single-Family	Multi-Family	Single-Family	Multi-Family		
Central	23,874	3	0	0	135	274	24,148
East	92,277	4	0	2	0	-6	92,271
North	41,318	0	0	37	0	105	41,423
Southeast	85,331	0	0	2	0	6	85,337
Southwest	50,645	2	0	42	0	114	50,759
West	77,090	3	0	4	0	3	77,093
Total	370,535	12	0	87	135	496	371,031

Source: City of Arlington, Community Development and Planning



APPENDIX C: TOTAL BUILDING PERMITS ISSUED BY CATEGORY, 2015 & 2016

	2015		2016		Annual Change	
	Permits	Value	Permits	Value	Permits	Value
All Residential Permits	3,848	\$155,402,241	9,166	\$243,157,975	138.2%	56.5%
All Non-Residential Permits	1,732	\$376,424,810	1,900	\$667,646,131	9.7%	77.4%
Total Building Permits	5,580	\$531,827,051	11066	\$910,804,106	98.3%	71.3%

Source: City of Arlington, Community Development and Planning

APPENDIX D: TOTAL BUILDING PERMITS ISSUED, 2015 & 2016

	2015		2016		Annual Change	
	Permits	Value	Permits	Value	Permits	Value
Residential						
New Construction						
Single Family	374	\$88,165,662	349	\$88,643,651	-6.7%	0.5%
Multi- Family	2	\$34,378,989	12	\$60,837,508	500.0%	77.0%
Other	3,472	\$32,857,590	8,805	\$93,676,816	153.6%	185.1%
Non- Residential						
New Construction	139	\$238,298,862	164	\$283,879,445	18.0%	19.1%
Other	1,593	\$138,125,948	1,736	\$383,766,686	9.0%	177.8%

Source: City of Arlington, Community Development and Planning





APPENDIX E: 2016 PERMITS FOR RESIDENTIAL NEW CONSTRUCTION

PERMITS BY MONTH

Month	Single Family		Townhouse		Duplex		Multi-Family		All Permits	
	Permits	Value	Permits	Value	Permits	Value	Permits	Value	Permits	Value
January	17	\$4,211,927	0	\$0	0	\$0	0	\$0	17	\$4,211,927
February	23	\$5,854,065	0	\$0	0	\$0	0	\$0	23	\$5,854,065
March	35	\$8,971,668	0	\$0	0	\$0	1	\$36,800,000	36	\$45,771,668
April	17	\$4,209,607	0	\$0	0	\$0	0	\$0	17	\$4,209,607
May	25	\$7,256,552	0	\$0	0	\$0	9	\$24,000,008	34	\$31,256,560
June	31	\$8,230,512	0	\$0	3	\$360,000	0	\$0	34	\$8,590,512
July	58	\$13,451,927	0	\$0	0	\$0	1	\$35,000	59	\$13,486,927
August	19	\$4,192,877	0	\$0	0	\$0	0	\$0	19	\$4,192,877
September	31	\$9,589,664	0	\$0	1	\$244,000	1	\$2,500	33	\$9,836,164
October	27	\$6,925,025	0	\$0	0	\$0	0	\$0	27	\$6,925,025
November	39	\$9,470,702	0	\$0	0	\$0	0	\$0	39	\$9,470,702
December	23	\$5,675,124	0	\$0	0	\$0	0	\$0	23	\$5,675,124
Total	345	\$88,039,651	0	\$0	4	\$604,000	12	\$60,837,508	361	\$149,481,159

Source: City of Arlington, Community Development and Planning

PERMITS BY PLANNING SECTOR

Sector	Single Family		Townhouse		Duplex		Multi-Family		All Permits	
	Permits	Value	Permits	Value	Permits	Value	Permits	Value	Permits	Value
Central	5	\$908,300	0	\$0	1	\$244,000	0	\$0	6	\$1,152,300
East	7	\$1,252,420	0	\$0	0	\$0	2	\$24,002,500	9	\$25,254,920
North	138	\$37,749,084	0	\$0	0	\$0	2	\$36,835,000	140	\$74,584,084
Southeast	5	\$725,000	0	\$0	0	\$0	0	\$0	5	\$725,000
Southwest	160	\$40,006,980	0	\$0	0	\$0	8	\$8	168	\$40,006,988
West	30	\$7,397,867	0	\$0	3	\$360,000	0	\$0	33	\$7,757,867
Total	345	\$88,039,651	0	\$0	4	\$604,000	12	\$60,837,508	361	\$149,481,159

Source: City of Arlington, Community Development and Planning



APPENDIX F: 2016 PERMITS FOR NON-RESIDENTIAL NEW CONSTRUCTION

Month	Permit Type	Main Use	Address	Value	Sector
January	Business	Veterinarian Clinic	2070 W Abram Street	\$1,300,000	West
January	Mercantile	Retail/Wholesale Store	4620 S Cooper Street	\$7,000,000	Southwest
January	Mercantile	Convenience Store w/ gas pumps	2300 S Collins Street	\$49,000	East
January	Storage	Warehousing/Storage	2300 E Bardin Road	\$8,958,690	Southeast
January	Assembly	Amusement Park	2201 E Road To Six Flags Street Bldg 1108	\$650,000	East
January	Assembly	Indoor/Outdoor Sport Complex	1000 Ballpark Way	\$283,000	East
January	Utility & Miscellaneous	Retaining Wall	700 Debbie Lane	\$3,500	Southeast
Sub-Total	7			\$18,244,190	
February	Utility & Miscellaneous	Retaining Wall	4550 Waxwing Drive	\$4,000	Southeast
February	Business	Medical Office	2701 Matlock Road	\$1,100,000	East
February	Mercantile	Retail/Wholesale Store	1805 N Collins Street	\$1,678,089	North
February	Mercantile	Retail/Wholesale Store	1807 N Collins Street	\$636,510	North
February	Utility & Miscellaneous	Utilities	1721 N Collins Street	\$7,120	North
February	Mercantile	Retail/Wholesale Store	1707 N Collins Street	\$1,274,120	North
February	Business	Business Office	1341 Horton Circle	\$26,521,162	North
February	Business	Retail/Wholesale Store	5738 W Interstate 20 Highway	\$30,000	Southwest
February	Storage	Warehousing/Storage	1108 Wood Lane	\$150,000	Southeast
February	Utility & Miscellaneous	Warehousing/Storage	2525 E Abram Street	\$650,000	East
Sub-Total	10			\$32,051,001	
March	Educational	School (ISD)	2101 Browning Drive	\$15,302,289	East
March	Residential	Hotel/Motel	2140 E Lamar Boulevard	\$7,000,000	North
March	Mercantile	Retail/Wholesale Store	1705 N Collins Street	\$686,097	North
March	Utility & Miscellaneous	Park	3115 W Shadow Drive	\$11,000	North
March	Utility & Miscellaneous	Utilities	201 W Road To Six Flags Street	\$10,000	Central
March	Educational	Indoor/Outdoor Sport Complex	5700 Petra Drive	\$4,000	Southeast
March	Storage	Warehousing/Storage	900 E Randol Mill Road	\$2,800	East
Sub-Total	7			\$23,016,186	
April	Utility & Miscellaneous	Utilities	1501 E Interstate 20 Highway	\$3,500	East
April	Utility & Miscellaneous	Manufacturing	2525 E Abram Street	\$2,300,000	East
April	Storage	Warehousing/Storage	2525 E Abram Street	\$450,000	East
April	Factory	Manufacturing	2525 E Abram Street	\$45,000	East
April	Utility & Miscellaneous	Unmanned Utility/Existing Site	2609 Little Road	\$7,900	West
April	Mercantile	Retail/Wholesale Store	1936 E Abram Street	\$685,000	East
April	Utility & Miscellaneous	Utilities	1901 Lakewood Drive	\$1,627,258	West
April	Utility & Miscellaneous	Utilities	7001 Us 287 Highway	\$1,187,896	Southwest
April	Utility & Miscellaneous	Utilities	1200 S Davis Drive	\$3,700	Central
April	Utility & Miscellaneous	Unmanned Utility/Existing Site	2021 E Abram Street	\$45,000	East
Sub-Total	10			\$6,355,254	
May	Utility & Miscellaneous	Carports	501 E Main Street	\$1,600	Central
May	Utility & Miscellaneous	Unmanned Utility/Existing Site	2609 Little Road	\$19,000	West
May	Utility & Miscellaneous	Utilities	2609 Little Road	\$7,300	West
May	Utility & Miscellaneous	Utilities	504 Dudley Circle	\$8,000	East
May	Utility & Miscellaneous	Utilities	504 Dudley Circle	\$8,000	East
May	Utility & Miscellaneous	Department Stores	1600 W Arbrook Boulevard	\$3,675	West
May	Assembly	Take Out Food Establishment	3811 S Cooper Street K5552	\$45,000	East
May	Utility & Miscellaneous	Amenity Center	1200 Viridian Park Lane	\$700,000	North
Sub-Total	8			\$792,575	

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Month	Permit Type	Main Use	Address	Value	Sector
June	Business	Restaurant	3811 S Cooper Street Suite K5556	\$20,000	East
June	Utility & Miscellaneous	Retaining Wall	3000 S Watson Road	\$136,799	East
June	Utility & Miscellaneous	Church	201 E Sublett Road	\$835	Southeast
June	Factory	Manufacturing	2525 E Abram Street	\$300,000	East
June	Factory	Manufacturing	2525 E Abram Street	\$200,000	East
June	Educational	School (Other than ISD) Through the 12th Grade	3310 W Interstate 20 Highway	\$4,260,000	Southwest
June	Utility & Miscellaneous	Church	5011 W Pleasant Ridge Road	\$7,500	West
Sub-Total	7			\$4,925,134	
July	Assembly	Library	100 S Center Street	\$23,200,000	Central
July	Factory	Manufacturing	2525 E Abram Street	\$300,000	East
July	Educational	School (ISD)	3721 Little Road Pb1	\$30,000	West
July	Utility & Miscellaneous	Retaining Wall	2301 Canyonwood Drive	\$6,650	North
July	Educational	Child Care For 5+ Children Over the Age of 2 1/2 Years	4621 W Sublett Road	\$811,612	Southwest
July	Storage	Warehouse Distribution	129 Luttrell Street	\$650,000	East
July	Business	Business Office	2909 Turner Warnell Road	\$623,268	Southwest
July	Factory	Manufacturing	2525 E Abram Street	\$74,000,000	East
July	Assembly	Indoor/Outdoor Sport Complex	7001 Golf Club Drive	\$85,000	Southwest
July	Assembly	Parking Garage	1000 Ballpark Way	\$5,000	East
July	Assembly	Parking Garage	1000 Ballpark Way	\$5,000	East
July	Assembly	Indoor/Outdoor Sport Complex	1291 N Center Street	\$2,000,000	Central
July	Storage	Warehousing/Storage	1004 Enterprise Place	\$800,000	Southeast
July	Educational	School (ISD)	2000 Sam Houston Drive Pb1	\$30,000	East
July	Educational	School (ISD)	2000 Sam Houston Drive Unit Pb2	\$30,000	East
July	Educational	School (ISD)	2000 Sam Houston Drive Unit Pb3	\$30,000	East
July	Educational	School (ISD)	2000 Sam Houston Drive Unit Pb4	\$30,000	East
July	Educational	School (ISD)	2000 Sam Houston Dr Pb5	\$30,000	East
July	Educational	School (ISD)	2000 Sam Houston Dr Pb6	\$30,000	East
July	Educational	School (ISD)	2000 Sam Houston Dr Pb7	\$30,000	East
July	Educational	School (ISD)	2000 Sam Houston Dr Pb8	\$30,000	East
July	Educational	School (ISD)	2000 Sam Houston Dr Pb9	\$30,000	East
July	Mercantile	Retail/Wholesale Store	2302 S Collins Street Bldg B	\$20,000	East
July	Utility & Miscellaneous	School (Other than ISD) Through the 12th Grade	3300 W Interstate 20 Highway	\$7,335	Southwest
Sub-Total	24			\$102,813,865	
August	Business	Medical Office	3321 S Cooper Street	\$2,645,604	West
August	Utility & Miscellaneous	Utilities	1808 W Harris Road	\$10,000	Southwest
August	Storage	Warehousing/Storage	2320 E Bardin Road	\$22,700,000	Southeast
August	Assembly	Amenity Center	1200 Viridian Park Lane	\$4,712,000	North
August	Educational	School (ISD)	2122 W Nathan Lowe Road	\$14,200,000	Southwest
August	Business	Retaining Wall	425 E Lamar Boulevard	\$80,000	North
August	Assembly	Amusement Park	2201 E Road To Six Flags Street 1120	\$185,000	East
August	Utility & Miscellaneous	Apartments (3+ dwelling units)	6600 Rivertrail Circle	\$8,500	Southwest
August	Business	Business Office	835 Station Drive	\$400,000	East
August	Business	Business Office	1361 Horton Circle Bldg A	\$30,000	North
August	Utility & Miscellaneous	Restaurant	1015 Cedarland Boulevard	\$1,400	East
Sub-Total	11			\$44,972,504	

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Month	Permit Type	Main Use	Address	Value	Sector
September	Assembly	Utilities	900 E RANDOL MILL ROAD	\$6,251	East
September	Business	Automobile Sales	1511 E INTERSTATE 20 HIGHWAY	\$1,450,000	East
September	Business	Automobile Sales	1521 E INTERSTATE 20 HIGHWAY	\$807,250	East
September	Business	Car Wash (Auto/Self-service)	5521 S COOPER STREET	\$1,200,000	Southeast
September	Business	Automobile Sales	3100 E PIONEER PARKWAY	\$150,000	East
September	Educational	School (ISD)	600 SE GREEN OAKS BOULEVARD Unit PB4	\$30,000	Southeast
September	Educational	School (ISD)	3200 WOODSIDE DRIVE PB2	\$30,000	West
September	Storage	Warehouse Distribution	2200 E INTERSTATE 20 HIGHWAY	\$28,000,000	Southeast
September	Storage	Warehousing/Storage	2627E S COOPER STREET Bldg A	\$14,000	East
September	Utility & Miscellaneous	Utilities	765 POLK DRIVE Bldg B	\$100	North
September	Utility & Miscellaneous	Manufacturing	3801 S COLLINS STREET	\$2,130	East
September	Utility & Miscellaneous	Utilities	1200 VIRIDIAN PARK LANE	\$158,000	North
September	Utility & Miscellaneous	Retaining Wall	1100 ROOSEVELT STREET	\$2,205	Central
September	Utility & Miscellaneous	Utilities	711 BRENTFORD PLACE	\$45,000	North
September	Utility & Miscellaneous	Business Office	1361 HORTON CIRCLE	\$800,000	North
September	Utility & Miscellaneous	Assembly/Disassembly	3801 S COLLINS STREET	\$2,655	East
Sub-Total	16			\$32,697,591	
October	Business	Business Office	1105 E LAMAR BOULEVARD Unit B,	\$24,300	North
October	Business	Business Office	1105 E LAMAR BOULEVARD Unit A	\$20,700	North
October	Mercantile	Retail/Wholesale Store	5101 W SUBLETT ROAD	\$7,084,583	Southwest
October	Storage	Automotive Repair Garage	3206 E ABRAM STREET	\$3,100,000	East
October	Utility & Miscellaneous	Park	2800 S CENTER STREET Unit UT1	\$56,300	East
October	Utility & Miscellaneous	Utilities	3104 N COLLINS STREET Unit 1	\$10,200	North
October	Utility & Miscellaneous	Utilities	3104 N COLLINS STREET Unit 1	\$6,900	North
October	Utility & Miscellaneous	Utilities	3104 N COLLINS STREET Unit 1	\$6,675	North
October	Utility & Miscellaneous	Utilities	3104 N COLLINS STREET Unit 1	\$6,050	North
October	Utility & Miscellaneous	Utilities	3104 N COLLINS STREET Unit 1	\$4,975	North
October	Utility & Miscellaneous	Utilities	3104 N COLLINS STREET Unit 1	\$4,175	North
October	Utility & Miscellaneous	Utilities	3104 N COLLINS STREET Unit 1	\$4,100	North
October	Utility & Miscellaneous	Utilities	3104 N COLLINS STREET Unit 1	\$3,200	North
October	Utility & Miscellaneous	Utilities	3104 N COLLINS STREET Unit 1	\$3,000	North
October	Utility & Miscellaneous	Utilities	3104 N COLLINS STREET Unit 1	\$2,760	North
October	Utility & Miscellaneous	Utilities	3104 N COLLINS STREET Unit 1	\$2,560	North
October	Utility & Miscellaneous	Utilities	3104 N COLLINS STREET Unit 1	\$2,110	North
October	Utility & Miscellaneous	Utilities		\$2,000	North
October	Utility & Miscellaneous	Utilities	3104 N COLLINS STREET Unit 1	\$1,950	North
October	Utility & Miscellaneous	Utilities	3104 N COLLINS STREET Unit 1	\$1,750	North
October	Utility & Miscellaneous	Utilities	3104 N COLLINS STREET Unit 1	\$1,500	North
October	Utility & Miscellaneous	Utilities	3104 N COLLINS STREET Unit 1	\$1,260	North
October	Utility & Miscellaneous	Utilities		\$1,000	North
October	Utility & Miscellaneous	Apartments (3+ dwelling units)	711 VALLEY VISTA ROAD	\$2,864	North
Sub-Total	24			\$10,354,912	

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Month	Permit Type	Main Use	Address	Value	Sector
November	Mercantile	Retaining Wall	5101 W Sublett Road	\$600,000	Southwest
November	Assembly	Assembly/Disassembly	1000 Ballpark Way	\$15,000	East
November	Utility & Miscellaneous	Carports	2420 E Abram Street	\$3,600	East
November	Utility & Miscellaneous	Carports	2420 E Abram Street	\$3,600	East
November	Utility & Miscellaneous	Carports	2420 E Abram Street	\$3,600	East
November	Utility & Miscellaneous	Carports	2420 E Abram Street	\$3,600	East
November	Utility & Miscellaneous	Carports	2420 E Abram Street	\$3,600	East
November	Utility & Miscellaneous	Carports	2420 E Abram Street	\$3,600	East
November	Utility & Miscellaneous	Carports	2420 E Abram Street	\$2,400	East
November	Utility & Miscellaneous	Carports	2420 E Abram Street	\$2,400	East
November	Utility & Miscellaneous	Carports	2420 E Abram Street	\$2,400	East
November	Utility & Miscellaneous	Carports	2420 E Abram Street	\$2,400	East
November	Utility & Miscellaneous	Carports	2420 E Abram Street	\$2,400	East
November	Utility & Miscellaneous	Carports	2420 E Abram Street	\$2,400	East
November	Utility & Miscellaneous	Carports	2420 E Abram Street	\$2,400	East
November	Assembly	Retail/Wholesale Store	1000 Ballpark Way	\$1,500	East
November	Assembly	Retail/Wholesale Store	1000 Ballpark Way	\$1,200	East
November	Business	Medical Office	5508 Matlock Road	\$750,000	Southeast
November	Utility & Miscellaneous	Church	1001 N Davis Drive	\$3,000	Central
Sub-Total	21			\$1,413,900	
December	Business	Restaurant	8150 Matlock Road	\$550,000	Southeast
December	Storage	Utilities	1500 San Francisco Court	\$4,570	West
December	Institutional	School (Other than ISD) Through the 12th Grade	5701 W Pioneer Parkway	\$425,000	West
December	Utility & Miscellaneous	Amenity Center	6518 Opus Drive	\$12,500	Southwest
December	Business	Medical Office	4401 Park Springs Boulevard	\$2,500,000	Southwest
December	Utility & Miscellaneous	Utilities	2421 Matlock Road	\$4,170	East
December	Utility & Miscellaneous	Towers	700 N Watson Road Unit Cell1	\$150,000	East
December	Utility & Miscellaneous	Apartments (3+ dwelling units)	1908 Randy Snow Road	\$5,600	North
December	Utility & Miscellaneous	Apartments (3+ dwelling units)	1908 Randy Snow Road	\$5,600	North
December	Utility & Miscellaneous	Apartments (3+ dwelling units)	1908 Randy Snow Road	\$5,600	North
December	Utility & Miscellaneous	Apartments (3+ dwelling units)	1908 Randy Snow Road	\$5,600	North
December	Utility & Miscellaneous	Apartments (3+ dwelling units)	1908 Randy Snow Road	\$5,600	North
December	Utility & Miscellaneous	Apartments (3+ dwelling units)	1908 Randy Snow Road	\$5,600	North
December	Utility & Miscellaneous	Apartments (3+ dwelling units)	1908 Randy Snow Road	\$5,600	North
December	Business	Business Office	3908 W Interstate 20 Highway	\$972,893	Southwest
December	Utility & Miscellaneous	Manufacturing	921 W Harris Road	\$25,000	Southeast
December	Business	Funeral Home	4140 W Pioneer Parkway Bldg A	\$750,000	West
December	Utility & Miscellaneous	Park	2121 Overbrook Drive	\$420,000	East
December	Business	Automobile Sales	4201 Beltway Place	\$389,000	Southeast
Sub-Total	19			\$6,242,333	

Source: City of Arlington, Community Development and Planning



APPENDIX G: ZONING DISTRICT SUMMARY

RESIDENTIAL ZONING DISTRICTS

Residential Estate| RE

Large-lot (minimum one acre) single-family detached residential uses, accessory development, and select agricultural activities.

Residential Single-Family 20| RS-20

Large-lot (roughly one-half acre) single-family detached residential uses and accessory development.

Residential Single-Family 15|RS-15

Single-family detached residential uses and typical accessory development at low densities (minimum 15,000-square foot lots).

Residential Single-Family 7.2| RS-7.2

Single-family detached residential uses and typical accessory development at low densities (minimum 7,200-square foot lots).

Residential Single-Family 5| RS-5

Single-family detached residential uses and typical accessory development at medium densities (minimum 5,000-square foot lots).

Residential Medium Density 12|RM-12

Intended to encourage a wide range of low- to medium-density housing types,

especially single-family attached, duplexes, and townhouse projects, though single-family detached is also allowed to meet the diverse needs of city residents. Maximum residential density is limited to 12 units per gross acre.

Residential Multi-Family 22| RMF-22

Provides opportunities for high-density multi-family residential uses with a maximum density of 22 units per acre, which are designed to be compatible with their sites and surroundings.

Village on the Green| VG

Provides an area in southwest Arlington that will be a financially and environmentally sustainable residential community memorable for its rural character, village-like atmosphere, and mix of high-quality housing options. Residential development in the VG district is subject to the design and development standards in Section 5.5.5 of the UDC.

Manufactured Housing (OBSOLETE DISTRICT)| MH

Provides accommodations for a specific form of housing. Provides appropriate standards for density, spacing, and use, a separate district is created and designated for the specific purpose of providing, at appropriate locations, areas for the development of manufactured home parks,

courts, and subdivisions. The district is obsolete and may not be requested as a district for a zoning amendment following the effective date of the UDC.

NON-RESIDENTIAL ZONING DISTRICTS

LIMITED OFFICE| LO

Intended to provide for the development of small-scale, low-intensity professional office uses near or adjacent to residential neighborhoods. The district encourages the conversion of existing residential structures to offices uses, provided that the office use is compatible in scale, character, and intensity with adjacent residential uses.

Office Commercial| OC

Provides areas primarily for high-quality office development and selected retail uses that serve community and citywide needs.

Neighborhood Commercial| NC

Provides sites for businesses serving the daily needs of nearby residential areas and for small-scale offices. Development should be compatible in scale, character, and intensity with adjacent residential development, and the district's standards are intended to prevent significant adverse effects on adjacent residential areas. This district should be located adjacent to residential uses.

**Community Commercial| CC**

Established to provide sites for community and regional retail shopping centers containing a wide variety of commercial establishments including retail stores and businesses selling home furnishings, apparel, durable goods, and specialty items; restaurants; commercial recreation; and business, personal, and financial services. The CC district is generally intended for nodal developments located at the intersection of two arterial streets.

General Commercial| GC

Provides sites for a broad range of commercial uses including automobile sales and services, car washes, restaurants, offices, warehousing, and commercial services. Sites should provide an attractive appearance with landscaping, well-designed parking, and controlled traffic movement. This district is primarily intended for development of freestanding commercial structures along arterial streets in older sections of the city that are experiencing redevelopment.

Highway Commercial| HC

Provides sites for commercial uses including automobile sales and services, hotels, drive-through and drive-in restaurants, offices, warehousing, and commercial services. These uses are

subject to frequent view by the public and visitors to Arlington, and they should provide an attractive appearance with landscaping, well-designed parking, and controlled traffic movement. Strip development is discouraged.

Business Park| BP

Intended to provide and protect sites for offices, research and development facilities, support commercial services, and limited industrial activities including non-nuisance production, distribution, and storage of goods (but no raw materials processing or bulk handling) in a landscaped setting.

Downtown Business| DB Provides

concentrated downtown, civic, service, office, institutional, cultural, residential, and other uses in the existing central business district. Urban design standards are intended to protect property values, create a vibrant downtown that is mixed-use, pedestrian-friendly, and transit-oriented, and make the development process more predictable for member of the public and development community.

Light Industrial| LI

Intended to provide for the development of research, light industrial, processing, warehousing and other indoor light

industrial uses, as well as supporting business and office uses. This district is intended to be located away from low- and medium-density residential development.

Industrial Manufacturing| IM

Provide for the development of heavy industrial and manufacturing uses, as well as supporting business and office uses. This district is intended to be located away from low- and medium-density residential development.

Neighborhood Mixed Use| NMU

Intended to encourage the redevelopment of traditional suburban commercial centers as higher-density, mixed-use, urban-scale districts. The NMU area is intended to include commercial, institutional, recreational, and service facilities needed to support the surrounding neighborhoods, for example, grocery and convenience stores, drug stores, religious assembly, and personal household services. Multi-family residential and office uses are also allowed. Residential uses are encouraged on the upper floors of nonresidential establishments.. There are no maximum lot sizes, but residential densities are limited to a maximum of 40 units per gross acre.

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Regional Mixed Use| RMU

Established to encourage and facilitate the development of large-scale, distinctive, attractive regional centers containing a concentrated mix of land uses. The centers should include major economic generators, most with a regional market draw, such as a regional shopping mall, major employer, restaurants, theaters, hotels, and dense office development. Development should facilitate and encourage pedestrian travel between residential and non-residential uses. Transit facilities and pedestrian-friendly elements are important components of development in these centers, in order to reduce demand for auto travel as well as increase visual interest. RMU centers are generally at least 20 acres or larger in size. There are no maximum lot sizes, but residential densities are limited to a maximum of 100 units per gross acre.

OVERLAY DISTRICTS

Airport Overlay| APO

The purpose and intent of this district is to regulate the development of noise sensitive land uses so as to promote compatibility between the Airport and the surrounding land uses; to prevent the encroachment of incompatible uses surrounding the Airport; and to promote the public health, safety and welfare of property users.

Conservation District Overlay| CDO

Intended to recognize the need to preserve, protect, and enhance the value of the unique and distinctive residential

neighborhoods and commercial areas that contribute to the overall character and identity of the city, and to provide a means of conserving the distinctive atmosphere or character of the areas by protecting or enhancing their significant architectural or cultural attributes.

Downtown Neighborhood Overlay| DNO

Intended to protect and enhance the character and function of the downtown business and lodging areas, and to attract new residential development to provide energy and support to the downtown area. Mixed-use projects that encourage pedestrian activity and serve local residents and visitors are preferred. Design standards are required to ensure that structures in the downtown area exhibit a distinctive, high quality character, and that surrounding neighborhoods are adequately buffered from the more intense development intended in this district.

Entertainment District Overlay| EDO

Intended to create an identifiable and exciting character for the 2,800-acre entertainment area in central Arlington. New development and redevelopment in the EDO district is guided by development standards intended to promote a unifying identity for the “ED” as a whole through a complementary mix of land uses and physical design.

Lamar Collins Mixed Use Overlay| LCMUO

Intended to promote high quality, high- density, mixed-use development in this area in North Arlington. New development and redevelopment in the LCMUO district is intended to encourage pedestrian-oriented activities through a complementary mix of land uses and physical design.



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Landmark Preservation Overlay| LPO

Intended to provide for the protection, preservation, and enhancement of buildings, structures, sites, and areas of architectural, historical, archaeological, or cultural importance or value. Specifically, this district has the following expressed purposes: To stabilize and improve property values, to encourage neighborhood conservation, to foster civic pride in the beauty and accomplishments of the past, to protect and enhance the city's attraction to tourists and visitors, to strengthen and help diversify the economy of the city, and to promote the use of historical, cultural and architectural landmarks for the education, pleasure, and welfare of the community.

Planned Development| PD

Provides an alternative to conventional development, and requires approval under the procedures in Section 10.4.3, Planned Developments. This district is intended to accomplish all of the following purposes: To permit greater flexibility for new development or redevelopment projects to best utilize the physical features of the particular site in exchange for greater public benefits than would otherwise be achieved through development under this Code, to ensure that any development impacts that occur through the use of greater flexibility are mitigated to the greatest extent feasible so as not to create adverse impacts on neighboring properties, to encourage the provision and preservation of meaningful open space, and to encourage integrated and unified design and function of the various uses comprising the PD.



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APPENDIX H: ZONING TABLES, 2016

Quarter	Sector	Case Number	From	To	Acreage	Case Type	Proposed Use	Status	Received
Q1	Southwest	PD16-2	PD	PD	18.2	Zoning Case	Gasoline sales	Withdrawn	1/6/2016
Q1	Southeast	PD16-3	RE : LI	PD	4.2	Zoning Case	General retail store (other than listed)	Approved	1/15/2016
Q1	North	PD16-1	PD	PD	1.0	Zoning Case	Dwelling, single-family detached	Approved	1/21/2016
Q1	East	ZA16-1	RS-7.2	OC	2.3	Zoning Case	Commercial	Withdrawn	1/22/2016
Q1	Central	ZA16-2	RMF-22	CC	1.2	Zoning Case	Financial services	Approved	2/12/2016
Q1	Central	PD16-4	GC : LI	PD	0.6	Zoning Case	General retail store (other than listed)	Application Review	2/16/2016
Q1	Southeast	P87-43AC2	PD		8.9	Development Plan		Approved	2/17/2016
Q1	Southeast	ZA16-3	RE	LO	0.5	Zoning Case	Office, business or professional	Approved	2/18/2016
Q1	North	PD07-5R4	PD	PD	2062.0	Zoning Case	Mixed Use	Approved	2/19/2016
Q1	Southeast	PD16-5	OC	PD	1.5	Zoning Case	Restaurant with drive-through	Approved	2/24/2016
Q1	Southeast	PD14-9R	LI	PD	3.0	Zoning Case	Car wash	Approved	2/29/2016
Q1	Southeast	PD14-9R	LI	PD	3.0	Zoning Case	Car wash	Approved	2/29/2016
Q1	Southeast	PD14-9R	LI	PD	3.0	Zoning Case	Car wash	Approved	2/29/2016
Q1	West	PD15-9AC1	RS-7.2		3.8	Development Plan		Under Review	3/7/2016
Q1	Southeast	ZA16-4	CC	RS-5	14.8	Zoning Case	Dwelling, single-family detached	Postponed by Applicant	3/16/2016
Q1	Southeast	ZA16-4	CC	RS-5	14.8	Zoning Case	Dwelling, single-family detached	Postponed by Applicant	3/16/2016
Q1	Southeast	ZA16-4	CC	RS-5	14.8	Zoning Case	Dwelling, single-family detached	Postponed by Applicant	3/16/2016
Q1	Southeast	ZA16-4	CC	RS-5	14.8	Zoning Case	Dwelling, single-family detached	Postponed by Applicant	3/16/2016
Q1	Southeast	ZA16-5	NC	RS-5	5.5	Zoning Case	Dwelling, single-family detached	Postponed by Applicant	3/16/2016
Q1	Southeast	PD16-7	PD	PD	12.2	Zoning Case	Dwelling, single-family detached	Approved	3/21/2016
Q1	Southwest	ZA16-6	RE	RS-7.2	5.0	Zoning Case	Dwelling, single-family detached	Continued by P&Z	3/28/2016
Q2	Southwest	ZA16-7	VG	CC	1.9	Zoning Case	Restaurant	Application Review	4/1/2016
Q2	East	PD07-18R3	PD		12.1	Development Plan		Approved	4/25/2016
Q2	Central	PD16-9	CC	PD	0.9	Zoning Case	Dwelling, multi-family	Withdrawn	5/3/2016
Q2	West	PD16-10	OC	PD	0.4	Zoning Case	Assisted living facility (7 or more residents)	Application Review	5/5/2016
Q2	East	PD16-8	CC	PD	3.9	Zoning Case	Wholesale supply business	Approved	5/5/2016
Q2	East	PD15-7R1	PD	PD	11.3	Zoning Case	Manufacturing, heavy	Withdrawn	5/6/2016
Q2	Southeast	SUP16-1	RS-7.2 : RS-5 : CC	RS-7.2	15.0	Specific Use Permit	Day care center	Approved	5/17/2016
Q2	West	PD16-12	CC	PD	0.5	Zoning Case	Auto service center	Denied	6/3/2016
Q2	West	PD16-13	CC	PD	0.5	Zoning Case	Auto service center	Denied	6/3/2016
Q2	Southeast	PD16-11	PD	CC	33.6	Zoning Case	General retail store (other than listed)	Approved	6/13/2016
Q2	East	SUP16-2	IM	IM	0.1	Specific Use Permit	Specialty paraphernalia sales	Application Review	6/16/2016
Q2	Southeast	PD16-14	PD	PD	0.8	Zoning Case	Auto service center	Denied	6/21/2016



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Quarter	Sector	Case Number	From	To	Acreage	Case Type	Proposed Use	Status	Received
Q3	Southeast	PD16-21	RE	RS-7.2	43.6	Zoning Case	Dwelling, single-family detached	Approved	7/1/2016
Q3	Central	DP13-9	DB		2.9	Development Plan		Application Review	7/6/2016
Q3	East	PD16-15	CC	PD	15.6	Zoning Case	Package liquor store	Approved	7/7/2016
Q3	Southwest	PD16-16	CC	PD	7.5	Zoning Case	Self-storage facility	Application Review	7/20/2016
Q3	East	PD16-17	RMF-22	PD	3.9	Zoning Case	Dwelling, townhouse	Approved	7/20/2016
Q3	Southeast	ASP16-1	PD	PD	1.0	Development Plan	General retail store (other than listed)	Application Review	7/26/2016
Q3	Southeast	PD12-8AC2	CC		3.1	Development Plan		Approved	7/28/2016
Q3	East	Duplicate ASP16-3			0.0	Zoning Case		Application Review	7/29/2016
Q3	North	ASP16-2	CC	PD	1.0	Development Plan	Recreation, general outdoor (other than listed)	Approved	7/29/2016
Q3	East	ASP16-3	CC	PD	1.0	Development Plan	Recreation, general outdoor (other than listed)	Approved	7/29/2016
Q3	West	PD16-18	PD	PD	5.5	Zoning Case	Dwelling, townhouse	Awaiting Council	8/1/2016
Q3	Central	PD13-16R1	PD	PD	4.5	Zoning Case	Dwelling, multi-family	Approved	8/8/2016
Q3	Central	PD11-7R2	CC	PD	2.6	Zoning Case	Gasoline sales	Awaiting Council	8/9/2016
Q3	Southeast	SUP16-3	CC	CC	0.2	Specific Use Permit	Banquet hall	Awaiting P & Z	8/10/2016
Q3	Southwest	PD12-17R2	PD	PD	40.8	Zoning Case	Public or private school	Withdrawn	8/10/2016
Q3	Southeast	PD16-19	CC	PD	14.8	Zoning Case	Dwelling, single-family detached	Admin Withdrawal	8/19/2016
Q3	Southeast	PD16-19	CC	RS-7.2	14.8	Zoning Case	Dwelling, single-family detached	Application Review	8/19/2016
Q3	Southeast	PD16-19	CC	RS-7.2	14.8	Zoning Case	Dwelling, single-family detached	Application Review	8/19/2016
Q3	Southeast	PD16-19	CC	RS-7.2	14.8	Zoning Case	Dwelling, single-family detached	Application Review	8/19/2016
Q3	Southeast	PD16-20	NC	N/A	5.5	Zoning Case	Dwelling, single-family detached	Application Review	8/19/2016
Q3	Southeast	PD16-19	CC	CC	3.9	Development Plan	General retail store (other than listed)	Denied	8/19/2016
Q3	East	SUP16-4	CC : GC	CC	0.1	Specific Use Permit	Billiard parlor	Application Review	8/25/2016
Q3	East	PD07-18R4	PD	PD	19.4	Zoning Case	General retail store (other than listed)	Approved	9/2/2016
Q3	Southeast	PD13-9R1	IM	IM	15.6	Specific Use Permit	Motor vehicle sales, new	Approved	9/15/2016
Q3	Southwest	PD16-22	PD	RE	1.7	Zoning Case	General retail store (other than listed)	Withdrawn	9/20/2016
Q4	Southwest	PD13-06AC1	PD		1.2	Development Plan		Approved	10/3/2016
Q4	Central	ZA16-9	RS-7.2	RM-12	0.3	Zoning Case	Dwelling, duplex	Application Review	10/17/2016
Q4	North	PD07-5R4AC1	PD		1.0	Development Plan		Application Review	11/4/2016
Q4	North	PD16-36	N/A		1.0	Development Plan		Submittal Review	11/8/2016
Q4	East	PD16-37	GC		11.3	Development Plan		Application Review	11/10/2016
Q4	West	DP16-1	RMF-22	RMF-22	3.8	Development Plan	Dwelling, multi-family	Application Review	11/14/2016
Q4	Southeast	PD16-23	RE	RMF-22	7.5	Zoning Case	Dwelling, multi-family	Application Review	11/14/2016
Q4	Central	SUP16-5	RM-12	RM-12	22.4	Specific Use Permit	Independent senior living facility	Application Review	11/15/2016
Q4	Southeast	ZA16-11	RE	CS	1.4	Zoning Case	Office, business or professional	Application Review	12/9/2016
Q4	North	PD07-R4	PD	PD	2062.0	Zoning Case	Mixed Use	Approved	12/19/2016
Q4	Southwest	PD16-40	PD : RS-7.2		8.6	Development Plan		Application Review	12/20/2016
Q4	North	PD16-24	RMF-22	PD	2.8	Zoning Case	Self-storage facility	Application Review	12/21/2016
Q4	Southeast	PD16-25	CC	PD	25.6	Zoning Case	Dwelling, single-family detached	Application Review	12/30/2016

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Quarter	Plat Name	Plat Type	Acreage	Number of Lots	Planning Sector
Q1	Martindale Addition Lot 1	Minor	4.8	1	Southwest
	Wooded Acres Lots 8BR1 & 8BR2 Block 2	Replat	0.5	2	West
	Six Flags Business Park Sites 54R1 & 54R2	Replat	3.0	2	East
	Westway Lots 2R1 & 2R2 Block 7R	Replat	6.0	2	Southeast
	W.S. Thomas Heirs Addition Lots 1 & 2, Block 5	Replat	0.6	2	Central
	Viridian Village 1G	Replat	9.9	147	North
	Arlington Commerce Center Phase 3 Lot 3, Block 3	Final	4.6	1	Southeast
	GSID 2 Inst Comm 2 Sites 1R1 & 1R2	Replat	16.1	2	East
	The Ballpark Addition Lots 1 & 2 Block I	Replat	15.0	2	East
	Sub-Total		60.6	161	
Q2	Cowboys Stadium Addition	Final	177.4	9	East
	Fannin Farm Phase III Lots 7, 8, 9, Block 28	Minor	0.5	3	Southwest
	Arlington Commerce Center Phase 3 Lot 2 Block 3	Final	65.2	1	Southeast
	William O'Neal Addition Lot 29R1	Replat	6.0	1	North
	Nathan Lowe Addition Lot 1R, Block 1	Replat	0.7	1	Southeast
	J. O'Daniel Addition Lot 5	Combination	48.6	1	Southeast
	Viridian 1E2 Lots 15R - 27R, Block 60	Replat	1.8	13	North
	J H Hughes Addition Lots 4R2 & 4R3	Replat	4.7	2	Southeast
	Original Town of Arlington Lots 1 & 2, Block 3R	Replat	3.6	2	Central
	Arlington South Industrial Park Lot 12R, Block I	Replat	3.9	1	Southeast
	Seclusion Ridge	Final	44.8	65	Southwest
	Viridian 1E3	Replat	23.4	102	North
	Kroger-Sublett Addition Lots 1-8, Block 1	Final	38.8	8	Southwest
	Stegmeier Acres Addition Lot 1	Minor	2.6	1	Southwest
	Sub-Total		421.7	210	



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Quarter	Plat Name	Plat Type	Acreage	Number of Lots	Planning Sector
Q3	Viridian 1F Final Plat	Final	14.7	99	North
	Damours Addition Lot 1, Block 1	Minor	3.0	1	Southeast
	J. M. Thomas Addition Lots 3R1, 3R1, and 3R3	Replat	3.1	3	Southeast
	Starnan Lot 1, Block 1	Combination	7.2	1	East
	Jeter Addition Lot 1, Block 1	Minor	1.0	1	Southwest
	Original Town of Arlington Lots 1R1A, 2R1A, & 4, Block 2	Replat	2.4	3	Central
	Eddy and Debbie Peach Elementary School Addition Block A, Lots 1 & 2	Replat	10.3	2	North
	Rhett Estates Lots 1-9, 1X, 2X, Block 1	Combination	3.8	11	West
	Viridian 1D	Final	41.4	149	North
	David Strickland Addition Lot 41	Minor	0.4	1	West
	Moorewood Addition Lots 3R, 5BR, & 5CR	Replat	6.1	3	
	Orion Park Section One Lots 1BR1 & 1BR2, Block 2	Replat	14.0	2	West
	Julia Burgen Park Addition & College Oaks Addition Lot 31R, Block 4	Final	65.3	6	Central
	Legacy Heights Addition Lots 2R1, 2R2, 2R3 & 2R4 Block 1	Replat	1.0	4	North
	E.R. Mingus Addition Lots 2 & 3, Block 2	Minor	1.7	2	Southwest
	Park 20/360 Lots 1-6, 10X 11X, Block 1	Final	119.0	8	East
	Grieco Addition Lots 1-4, Block 1	Minor	2.5	4	West
	Sub-Total		296.8	300	
Q4	Oak Ridge Estates Lots 2RA, 2RB & 1RA, Block 1	Replat	2.6	3	West
	W W Warnell Addition Lot 41	Minor	0.2	1	West
	R M Throckmorton Addition Lot 3R2	Combination	2.6	1	Southwest
	Viridian Village 2A	Final	39.6	389	North
	The Ballpark Addition Lots 1A & 1B Block I	Replat	6.9	2	East
	Sub-Total		52.0	396	
			831.1	1,056	

Source: City of Arlington, Community Development and Planning



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APPENDICES



POPULATION
AND HOUSING



CONSTRUCTION



ZONING



PLANNING



LAND USE



TRANSPORTATION

EXIT

APPENDIX J: PLANNING SECTORS



Sources: Tarrant County TAD data (2016),
City of Arlington - CDP GIS data structure.
Current to: 3/20/2017 12:18:00 PM

Disclaimer: This data has been compiled by
The City of Arlington using various official and
unofficial sources. Although every effort was
made to ensure the accuracy of this data, no
such guarantee is given or implied.



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